

# City of Morgantown

DRAFT

## FY2014-2019 Five Year Consolidated Plan And FY2014 Action Plan



Prepared by City of Morgantown  
Development Services Department  
389 Spruce Street  
Morgantown, WV 26505  
304-284-7405

## **Executive Summary**

### **ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)**

#### **1. Introduction**

This 2014-2018 Consolidated Plan describes the City of Morgantown's needs, resources, priorities and proposed activities to be undertaken with respect the 2014-2018 Community Development Block Grant (CDBG) Consolidated Plan. The Community Development Block Grant provides states and entitlement communities, such as Morgantown, with funding to support the development of viable neighborhoods and infrastructure that provide a suitable living environment. The U.S. Department of Housing and Urban Development (HUD) administers CDBG each year according to the Housing and Community Development Act of 1974, as amended.

The City of Morgantown shall provide citizens with an adequate opportunity for meaningful involvement and participation in the planning, implementation, and assessment of the CDBG program on a continuous basis. The City of Morgantown shall provide adequate information to citizens, hold public hearings at all stages of the planning process, obtain views and proposals of citizens on housing and community development needs, and provide citizens an opportunity to comment on the City of Morgantown proposal and community development performance.

The city's Development Services Department, Community Development Office is the lead agency overseeing achievement of the Consolidated Plan. The Consolidated Planning process actively involves the housing and community development organizations in the city, including the Morgantown Housing Authority, nonprofit providers of affordable housing, service providers to the city's low- income and special needs populations, advocates, and others.

HUD mandates that entitlement grantees submit a Consolidated Plan every 3-5 years. In addition, it requires that grantees prepare an Action Plan for each year based on the entitlement grant to be received and community input of priority needs. There must also be a Consolidated Annual Performance & Evaluation Report filed after each program year concludes. The City of Morgantown has participated in CDBG as an entitlement city each year between 2004-present. The City of Morgantown receives CDBG funding using a formula that takes into consideration the housing, population and poverty situations of each city, and HUD calculates the amount received each year internally. Hence, the amount of CDBG funding received each year varies. In order to receive CDBG funding a grantee's Consolidated Plan must be approved by HUD.

The purpose of CDBG is to support the development of viable urban communities through 1) *Securing decent housing*, 2) *Providing a suitable living environment*; and, 3) *Expanding economic development*.

This Consolidated Plan was developed through public hearings, the use of existing data from previously approved plans and studies, through consultation with a wide variety of local non-profit agencies, and discussions with City of Morgantown departments. The City held public hearings during the development of this Consolidated Plan. For-profit, non-profit, community and faith-based organizations were engaged several times throughout the year to assess city needs and priorities. Several meetings and discussions were also held with relevant city departments and public agencies in Morgantown.

## **Background**

Currently, Morgantown has a population of more than 31,000 people, while the enrollment of West Virginia University, the state's flagship institution of higher education, has ballooned to more than 30,000 students with a goal of reaching an enrollment of more than 35,000 by 2020. Now Morgantown's largest public employer, W.V.U. has doubled in size nearly 2.5 times since the mid-1960s. Morgantown's economy is now based around medical, cultural, and commercial businesses, as each new industry has allowed Morgantown to become a hub of the North-Central West Virginia region. Business development and expansion rates of growth within the city have also followed the growth of the university. Morgantown and Monongalia County have become one of the fastest growth sites within the state and the county has been the only county in the northern part of the state to see population growth over the last twenty years. Major city employers currently include: the National Institute of Occupational Safety and Health (NIOSH), Milan Pharmaceuticals, West Virginia University and the coal and construction industries.

The first permanent settlement was established by Zackquill Morgan and his brother David, the sons of the first permanent West Virginia settler, Morgan Morgan. In 1766, Morgan, after several attempts was finally able to obtain Thomas Decker's land patents and he built log cabins and two forts at the mouth of Decker's Creek, where it dumps into the Monongahela River. Zackquill Morgan was a veteran of the Revolutionary War, attaining the rank of Colonel by the end of the vital struggle.

### **570.201 basic eligible activities**

CDBG funds may be used for the following activities:

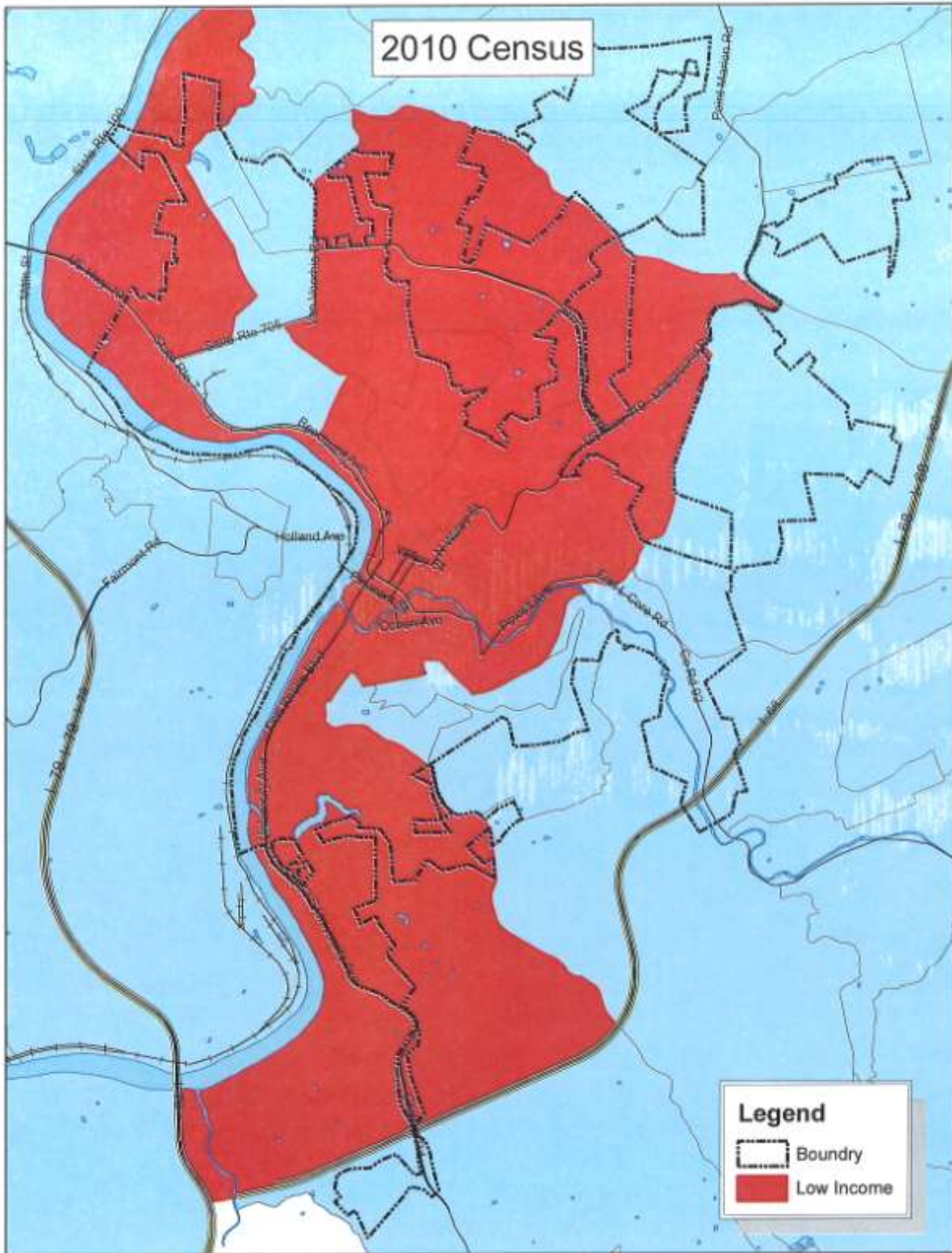
- (a)** Acquisition. in whole or in part by purchase, long-term lease, donation, or otherwise, of real property
- (b)** Disposition. through sale, lease, donation, or otherwise, of any real property acquired with CDBG funds

**(c)** Public facilities and improvements. Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements, may be directed to the removal of material and architectural barriers that restrict the mobility and accessibility, design features and improvements which promote energy efficiency may be included. Facilities designed for use in providing shelter for persons having special needs are considered public facilities and not subject to the prohibition of new housing construction, when owned by nonprofit entities or subrecipients, they shall be operated so as to be open for use by the general public

**(d)** Clearance activities. Clearance, demolition, and removal of buildings and improvements, including movement of structures to other sites.

**(e)** Public services. employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, welfare (but excluding the provision of income payments identified, homebuyer downpayment assistance, or recreational needs. A public service must be either a new service or a quantifiable increase in the level of an existing service in the 12 calendar months before the submission of the action plan. The amount of CDBG funds used for public services shall not exceed 15 percent of the grant plus 15 percent of program income





**Low Income Map**

## **2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview**

### **Homelessness**

The City of Morgantown works to tie special needs services to affordable housing development and/or job creation for special needs populations, particularly individuals with substance abuse problems, individuals with severe, persistent mental illnesses, and homeless families. Prioritize activities that help individuals move toward self-sufficiency.

The outcome will be to move individuals and families out of homelessness in the same time prevent fewer people from experiencing homelessness.

### **Anti-Poverty**

Individuals living on the threshold of poverty are faced with a collection of obstacles that prevent them from escaping their situation. Some may need adequate affordable housing, job skills training, day care for children, treatment for medical or substance abuse issues or they may be children and adults with educational needs.

The outcome desired will be to fund supporting agencies that are identifying and resolving barriers to independent living and promoting self-sufficiency for individuals and families of low- to moderate-income.

### **Housing**

Affordable housing emerged, as a priority need. Affordable housing related needs were frequently mentioned in the public hearings, survey respondents felt that there was insufficient affordable housing in the city, affordable housing was mentioned frequently and interviewees consistently returned to the theme of affordable housing. The root causes identified for the affordable housing shortfall in Morgantown is raising home costs driven by limited housing and student housing purchases and high land costs.

The outcome is to develop a housing program that addresses a broad spectrum of needs for housing; rehabilitation, affordable housing, affordable rental units and homeownership.

### **Infrastructure**

Support improvements on neighborhood and downtown sidewalk and infrastructure changes that would make accessibility possible and an improved quality of life.

On Saturday February 1, 2014, the Community Development Office made available a survey on *Survey Monkey* of the priority needs in the community for the Community Development Block Grant funding.



The survey was made available to social service agencies and their clients, local businesses and the Chamber of Commerce, City Departments and interested individuals.

### **3. Evaluation of past performance**

The City of Morgantown has allocated its CDBG funds based on: principally benefiting Low/Mod income persons; or an activity in which predominantly low- and moderate-income areas or which has a presumed benefit; or an activity with an income requirement of low- and moderate income persons.

- Affordable/Accessible Housing is the first unmet need in Morgantown and may provide a challenge for individuals who may have limitations because of age, mental or physical disabilities, substance abuse and HIV/AIDS. Barriers to independent living are varied from affordable housing and rents, accessibility in multi-unit rental property, rehabilitation and retrofitting for those who own their homes.
- Assisted living also presents an issue for individuals who may be living independently but requires assistance with daily activities or travel outside their home.
- Transportation is a challenge for many for various reasons.
- Adequate level of care for the elderly, substance addicted individuals and persons living with HIV/AIDS are another underserved need in the City.
- Employment and Job Training is an underserved need identified as many individuals dealing with limitations found in this subgroup do not have the requisite skills to obtain or maintain employment.
- The reduction in Federal CDBG funds limits the City's financial resources to meet the underserved needs in Morgantown. Since 2004 the funding for the City of Morgantown's Community Development Block Grant funding has decreased from \$675,000 to \$348,875. As the funding levels decreased the ability to accomplish all the goals is diminished. However, the core values of the CDBG program, housing, assisting low and moderate income individuals and families have been maintained. The Housing Rehabilitation program has been one of the most needed and successful project utilizing CDBG funding.

Infrastructure needs in the community to improve Americans with Disabilities Act accessibility and sidewalks continue. Infrastructure is second only to housing in funding from the City of Morgantown's CDBG grant. Public facilities and parks need updated accessibility improvements to meet the changes in the 2010 amendments to the ADA.



Homelessness is still prevalent in Morgantown as in many communities. With the passage of the HEARTH Act, the homeless provider's community organized and plans through the Homeless Task Force resulting in an umbrella organization the Homeless Coordinating Council. The Homeless Coordinating Council is working to meet the changes requiring rapid rehousing.

#### **570.201 basic eligible activities**

CDBG funds may be used for the following activities:

Acquisition. in whole or in part by purchase, long-term lease, donation, or otherwise, of real property

Disposition. through sale, lease, donation, or otherwise, of any real property acquired with CDBG funds

Public facilities and improvements. Acquisition, construction, reconstruction, rehabilitation or installation of public facilities and improvements, may be directed to the removal of material and architectural barriers that restrict the mobility and accessibility, design features and improvements which promote energy efficiency may be included. Facilities designed for use in providing shelter for persons having special needs are considered public facilities and not subject to the prohibition of new housing construction, when owned by nonprofit entities or subrecipients, they shall be operated so as to be open for use by the general public

Clearance activities. Clearance, demolition, and removal of buildings and improvements, including movement of structures to other sites.

Public services. employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, energy conservation, welfare (but excluding the provision of income payments identified, homebuyer downpayment assistance, or recreational needs. A public service must be either a new service or a quantifiable increase in the level of an existing service in the 12 calendar months before the submission of the action plan. The amount of CDBG funds used for public services shall not exceed 15 percent of the grant plus 15 percent of program income

Interim assistance. Exhibiting determinable signs of physical deterioration where the recipient has determined that immediate action is necessary to arrest the deterioration and that permanent improvements will be carried out as soon as practicable: The repairing of streets, sidewalks, parks, playgrounds, publicly owned utilities, and public buildings; and The execution of special garbage, trash, and debris removal, including neighborhood cleanup campaigns, but not the regular curbside collection of garbage or trash in an area. In order to alleviate emergency conditions threatening the public health and safety in areas where the chief executive officer of the recipient determines that such an emergency condition exists and requires immediate resolution, CDBG funds may be used for: The activities specified in paragraph (f)(1) of this section, except for the repair of parks and playgrounds; The clearance of streets, including snow removal and similar activities, and The improvement of private properties. Limited to the extent necessary to alleviate emergency conditions. Payment of non-Federal share.

#### **Eligible Activities**

limited to activities otherwise eligible and in compliance with applicable requirements under this subpart.

Urban renewal completion. Payment of the cost of completing an urban renewal project funded under Title I of the Housing Act of 1949 as amended. Further information regarding the eligibility of such costs is set forth in 570.801\*. \*(The published regulation inadvertently refers to 570.801 which was removed on March 20, 1996, but still remains in effect per the savings clause of section 570.800.)

Relocation. Relocation payments and other assistance for permanently and temporarily relocated individuals families, businesses, nonprofit organizations, and farm operations where the assistance is required under the provisions of 570.606(b) or (c); or determined by the grantee to be appropriate under the provisions of 570.606(d).

Loss of rental income. Payments for losses of rental income incurred in holding, for temporary periods, housing units to be used for their location of individuals and families displaced by program activities assisted under this part.

Housing services. Housing counseling in connection with tenant-based rental assistance and affordable housing projects energy auditing, preparation of work specifications, loan processing, inspections, tenant selection, management of tenant-based rental assistance, participating or seeking to participate in housing activities assisted under title II of the Cranston-Gonzalez National Affordable Housing Act

Privately owned utilities. Acquire, construct, reconstruct, rehabilitate, or install the distribution lines and facilities of privately owned utilities

Construction of housing. Construction of housing assisted under section 17 of the United States Housing Act of 1937.

Homeownership assistance. To provide direct homeownership assistance to low- and moderate-income households

(ii) Providing technical assistance, advice, and business support services to owners of microenterprises and persons developing microenterprises; and

(iii) Providing general support, including, but not limited to, peer support programs, counseling, child care, transportation, and other similar services, to owners of microenterprises and persons developing microenterprises.

(2) Services provided under this paragraph (o) shall not be subject to the restrictions on public services contained in paragraph (e) of this section.

(3) For purposes of this paragraph (o), "persons developing microenterprises" means such persons who have expressed interest and who are, or after an initial

screening process are expected to be, actively working toward developing businesses, each of which is expected to be a microenterprise at the time it is formed.

(4) Assistance under this paragraph (o) may also include training, technical assistance, or other support services to increase the capacity of the recipient or subrecipient to carry out the activities under this paragraph (o). \* (The Jan. 5, 1995 published regulation inadvertently omitted the paragraph heading.)

(p) Technical assistance. Provision of technical assistance to public or nonprofit entities to increase the capacity of such entities to carry out eligible neighborhood revitalization or economic development activities. (The recipient must determine, prior to the provision of the assistance, that the activity for which it is attempting to build capacity would be eligible for assistance under this subpart C, and that the national objective claimed by the grantee for this assistance can reasonably be expected to be met once the entity has received the technical assistance and undertakes the activity.) Capacity building for private or public entities (including grantees) for other purposes may be eligible under 570.205.

(q) Assistance to institutions of higher education. Provision of assistance by the recipient to institutions of higher education when the grantee determines that such an institution has demonstrated a capacity to carry out eligible activities under this subpart C. [53 FR 34439, Sept. 6, 1988, as amended at 53 FR 31239, Aug. 17, 1988; 55 FR 29308, July 18, 1990; 57 FR 27119, June 17, 1992; 60 FR 1943, Jan. 5, 1995; 60 FR 56911, Nov. 9, 1995]

#### ***570.202 eligible rehabilitation and preservation activities***

(a) Types of buildings and improvements eligible for rehabilitation assistance.

CDBG funds may be used to finance the rehabilitation of:

- (1) Privately owned buildings and improvements for residential purposes; improvements to a single-family residential property which is also used as a place of business, which are required in order to operate the business, need not be considered to be rehabilitation of a commercial or industrial building, if the improvements also provide general benefit to the residential occupants of the building;
- (2) Low-income public housing and other publicly owned residential buildings and improvements;
- (3) Publicly or privately owned commercial or industrial buildings, except that the rehabilitation of such buildings owned by a private for-profit business is limited to improvements to the exterior of the building and the correction of code violations (further improvements to such buildings may be undertaken pursuant to 570.203(b);
- (4) Nonprofit-owned nonresidential buildings and improvements not eligible under 570.201(c); and

(5) Manufactured housing when such housing constitutes part of the community's permanent housing stock.

(b) Types of assistance. CDBG funds may be used to finance the following types of rehabilitation activities, and related costs, either singly, or in combination, through the use of grants, loans, loan guarantees, interest supplements, or other means for buildings and improvements described in paragraph (a) of this section, except that rehabilitation of commercial or industrial buildings is limited as described in paragraph (a)(3) of this section.

(1) Assistance to private individuals and entities, including profit making and nonprofit organizations, to acquire for the purpose of rehabilitation, and to rehabilitate properties, for use or resale for residential purposes;

(2) Labor, materials, and other costs of rehabilitation of properties, including repair directed toward an accumulation of deferred maintenance, replacement of principal fixtures and components of existing structures, installation of security devices, including smoke detectors and dead bolt locks, and renovation through alterations, additions to, or enhancement of existing structures, which may be undertaken singly, or in combination;

(3) Loans for refinancing existing indebtedness secured by a property being rehabilitated with CDBG funds if such financing is determined by the recipient to be necessary or appropriate to achieve the locality's community development objectives;

(4) Improvements to increase the efficient use of energy in structures through such means as installation of storm windows and doors, siding, wall and attic insulation, and conversion, modification, or replacement of heating and cooling equipment, including the use of solar energy equipment;

(5) Improvements to increase the efficient use of water through such means as water savings faucets and shower heads and repair of water leaks;

(6) Connection of residential structures to water distribution lines or local sewer collection lines;

(7) For rehabilitation carried out with CDBG funds, costs of:

(i) Initial homeowner warranty premiums;

(ii) Hazard insurance premiums, except where assistance is provided in the form of a grant; and

(iii) Flood insurance premiums for properties covered by the Flood Disaster Protection Act of 1973, pursuant to 570.605.

(iv) Procedures concerning inspection and testing for and abatement of lead-based paint, pursuant to 570.608.

(8) Costs of acquiring tools to be lent to owners, tenants, and others who will use such tools to carry out rehabilitation;

(9) Rehabilitation services, such as rehabilitation counseling, energy auditing, preparation of work specifications, loan processing, inspections, and other services related to assisting owners, tenants, contractors, and other entities, participating or seeking to participate in rehabilitation activities authorized

under this section, under section 312 of the Housing Act of 1964, as amended, under section 810 of the Act, or under section 17 of the United States Housing Act of 1937;

(10) Assistance for the rehabilitation of housing under section 17 of the United States Housing Act of 1937; and

(11) Improvements designed to remove material and architectural barriers that restrict the mobility and accessibility of elderly or severely disabled persons to buildings and improvements eligible for assistance under paragraph (a) of this section.

(c) Code enforcement. Costs incurred for inspection for code violations and enforcement of codes (e.g., salaries and related expenses of code enforcement inspectors and legal proceedings, but not including the cost of correcting the violations) in deteriorating or deteriorated areas when such enforcement together with public or private improvements, rehabilitation, or services to be provided may be expected to arrest the decline of the area.

(d) Historic preservation. CDBG funds may be used for the rehabilitation, preservation or restoration of historic properties, whether publicly or privately owned. Historic properties are those sites or structures that are either listed in or eligible to be listed in the National Register of Historic Places, listed in a State or local inventory of historic places, or designated as a State or local landmark or historic district by appropriate law or ordinance. Historic preservation, however, is not authorized for buildings for the general conduct of government.

(e) Renovation of closed buildings. CDBG funds may be used to renovate closed buildings, such as closed school buildings, for use as an eligible public facility or to rehabilitate such buildings for housing.

(f) Lead-based paint activities. Lead-based paint activities as set forth in part 35 of this title. [53 FR 34439, Sept. 6, 1988; 53 FR 41330, Oct. 21, 1988, as amended at 60 FR 1944, Jan. 5, 1995; 60 FR 56911, Nov. 9, 1995; 64 FR 50225, Sep. 15, 1999]

#### **4. Summary of citizen participation process and consultation process**

The City of Morgantown held a number of public and individual agency meetings concerning the development of the Five-Year Consolidated Plan.

- November 19, 2013 An advertised Public Hearing, postings were made in the Dominionb Post Newspaper, on social media, the City's television channel 15 and the City's Web Page.
- December 9, 2013 the Neighborhood Coordinating Council meeting
- January 7, 2014 The Homeless Coordinating Council Meeting
- January 13, 2014 The Fairmont-Morgantown Housing Authority
- January 23, 2014 Community Housing Agency Partnership meeting

Discussions were held concereng the planning process and needs of the community.





## Morgantown Community Development Office

Public Hearing 2014-2019 5 Year Plan

November 19, 2013

| NAME           | ORGANIZATION            | PHONE        | EMAIL ADDRESS                |
|----------------|-------------------------|--------------|------------------------------|
| Andrew Clay    | WBOP                    |              |                              |
| Amy Hammond    | FmHA                    | 304-363-2860 | ahammond@fmhousing.com       |
| Sherronda Cook | Mon Co. Habitat         | 304-290-9114 | admin@moncountyhahabitat.org |
| Danny Trejo    | MAYSP                   | 304 284-7321 | maysps@yahoo.com             |
| Jeanne Grimm   | MUCL                    | 304-588-6544 | JGrimm@jeannecc.org          |
| Don Spencer    | Mt. Human Rights Center | 304-678-5285 | dspencer36@gmail.com         |
| Meghan Kline   | MPHR                    | 304-292-8234 | mkline234@gmail.com          |
| Lamar Jones    | MPHR                    | 304-292-5702 | ljones@mphealthright.org     |
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Sign In

### 5. Summary of public comments

Consolidated Plan

MORGANTOWN

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The City received three written comments concerning the development of the Consolidated Five-Year Plan.

#### Milan Puskar Health Right

- Focus on issues of those experiencing homelessness
- Medical, mental health, and substance abuse needs
- The need for affordable housing for both low income and moderate income residents of Morgantown

#### The Human Rights Commission for the City of Morgantown

- Conduct a citywide needs survey on human rights and inclusivity in the City
- Update the City's Affirmative Action Plans
- Compliance with Fair Housing within the City

#### Habitat for Humanity for Monongalia County

- The City of Morgantown should become a Participating Jurisdiction for HOME funding
- Mon Co. Habitat would become a HOME CHDO (Community Housing Development Organization)

**Hearing on the Community Development Block Grant Consolidated Plan  
At the Morgantown City Hall  
November 19, 2013**

My name is Don Spencer, Chair of the City of Morgantown Human Rights Commission (HRC). I appreciate this opportunity to participate in this hearing. The HRC is working this fiscal year on three major projects: 1) conducting a city wide need survey on human rights and inclusivity needs in the City of Morgantown – a process which is being partly supported by CDBG funds; 2) updating the City of Morgantown's Affirmative Action Plans; and 3) supporting increased compliance of the Fair Housing Act within the City of Morgantown.

Other significant needs which fall within the purview of the CDBG Consolidated Plan and which need sustained funding support are related to a significant lack of affordable housing within the City. As a university city, affordable housing is in very short supply in as much as the housing market is based on being able to obtain higher rent incomes from university personnel and students. Many trained professional, service, commercial and caretaking personnel are forced to live in adjoining counties and states and commute long distances – often on dangerous rural roads in inclement weather and darkness – to maintain employment in Morgantown work site locations.

Due to these conditions, it continues to be vitally important that CDBG funding be available to the Housing Authority and Habitat Humanity to support loans and grants for construction, rehabilitation, and repair of affordable housing units within Morgantown itself where many area work sites – such as the hospitals, the university, and several commercial districts – are located.

As an area regional resource center, Morgantown becomes an important haven for homeless persons – many of whom are veterans, persons with disabilities, and single parents with children. Support for these persons – most of whom are now in some form of difficult transition – is an important concern for the community. A Morgantown/Monongalia County Task Force on Homelessness has provided excellent research, planning and leadership relating to services, case management and facilities for homeless persons, and the Task Force needs continued support in CDBG funds to continue its progress.

The CDBG community development funding has been utilized to enable non-profit and volunteer supported health and human services agencies to assist low-income and moderate income persons who are struggling to make ends meet and/or to cope with medical and/or other impairment conditions. It is very important that this support continue and be increased if possible due to growing populations and growing needs.

In as much as Morgantown is an older river city where there are deficient connecting sidewalks located throughout the city which make walking to employment and service destinations – as well as to transit stops – difficult and dangerous, it continues to be

**Human Rights Commission Comment**

City of Morgantown  
CDBG Grant Program  
Public Comment Form

Name: Laura Jones, Executive Director MPHR and City Resident  
Address: 309 Wagner Road, Morgantown  
Contact Information (phone or email) laurajonesmphr@hotmail.com

Overall, what comments do you have regarding the Community Development Block Grant?

I think our community needs to continue to **focus on the issues of those experiencing homelessness-both sheltered and unsheltered residents.** The medical, mental health and substance abuse needs of this population is of great concern. Despite some of these folks now having access to expanded Medicaid many need support to access the health care system and they are more likely than others to end up using the emergency room for medical care.

The ongoing support of the Health Right homeless medical services can assist with these issues. We can see patients with Medicaid through a Health Care for the Homeless grant in collaboration with Valley Health, a Federally Qualified Health Center in Huntington, WV. Health Right provides outreach services, intends to increase partnerships with the MUSHROOM Project and to continue to provide medical case management and do SOAR applications for homeless citizens with dual diagnoses and who score high on the vulnerability scale.

As an agency, Health Right is also committed to the idea that "housing is healthcare" and to that end will continue collaborations with other local agencies to **decrease homelessness in our community.** This goal essentially improves the health, welfare and safety of our entire community. The community needs to identify a day space for people who are not allowed at the shelter as well as a cold shelter plan for those clients.

Ultimately, our community needs to address the **need for affordable housing for both low-income and medium income residents of Morgantown.** This is one of the biggest barriers to finding appropriate, safe housing not only for those who are homeless, but for those living on fixed incomes, disability

Public notification is given currently by Newspaper, Channel 15, E-mail, and the City's Web Page. Is there another outlet that you would like to see this information come from?

Facebook and Twitter.

### Health Right Comment





*Now More Than Ever,  
Help Build It!*

Dave Bott, Community Development Administrator  
The City of Morgantown  
389 Spruce Street  
Morgantown, WV 26501

January 15, 2014

RE: City of Morgantown Home Fund Utilization Questions

Dear Dave,

I am writing you today in response to your email regarding the partnership between the City of Morgantown and Mon County Habitat for Humanity, specifically the utilization of HOME funds. As to your specific questions:

- 1) The benefits to having the City of Morgantown, or similar consortium, serve as the Participating Jurisdiction are numerous. First off, by becoming a Participating Jurisdiction, Monongalia, Preston, and Taylor counties would ensure the funds that are "allocated" for these counties would actually be spent in and among them. Currently, all three counties are administered through the West Virginia Housing Development Fund. The Fund is the ad hoc agency which serves as the Participating Jurisdiction for counties across the state that are too small or too rural to be their own Participating Jurisdiction. Accordingly, they receive the funds for all of these counties and administer them as they see fit. Meaning, the Fund currently administers the funds that would be "designated" for Monongalia, Preston, and Taylor counties, but do not ensure these funds are spent in their designated counties.

In short, by becoming the Participating Jurisdiction, the City of Morgantown could ensure that HOME allocation provided for these three counties stays in these counties, creating more affordable housing, growing capacity for nonprofits, and overall providing additional support for Northern West Virginia.

Mon County Habitat for Humanity would benefit as well from this endeavor. As the designated CHDO for our proposed Participating Jurisdiction, we would be able to utilize at least the 15% set aside of HOME funds for the creation and development of affordable housing.

- 2) In terms of a CDBG allocation, our organization is highly interested in becoming a CHDO, especially in light of the potential set aside of CDBG funds in addition to the HOME funds mandatory set aside. Mon County Habitat for Humanity would like to see a 15-25 percent set aside of CDBG funds for use by CHDO's. Although we are likely the only CHDO that will access HOME funds from the city in the status quo, it is likely that other CHDO's, specifically the

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Phone: (304) 292-0914 Fax: (304) 554-2111 [www.moncountyhfh.org](http://www.moncountyhfh.org)

Habitat 1



*Now More Than Ever.  
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- 3) Fairmont Morgantown Housing Authority will seek these funds as well. Simply put, a set aside of CDBG funds for nonprofit utilization not only assists in the endeavor to eliminate substandard and unaffordable housing for low income families, but further promotes the work we are doing by funding more expensive facets of our business such as offsite improvements, infrastructure, and home owner occupied rehabilitations.
- 4) In terms of administrative costs, Mon County Habitat for Humanity does not see an additional increase in costs or a need to subsidize our administrative expenses through the HOME program. In short, being able to finance material costs, subcontracted labor, in house labor, and small tool procurement through HOME funds would be of a significant enough cost savings to our affiliate, that we see this as an overall financial gain for Mon County Habitat for Humanity. As you're aware, we sell every house we build at a loss, typically subsidizing the \$30,000 to \$40,000 of the cost of the home for our families. Our desire would be to utilize these funds in the form of subsidy given directly to the family in the form a "soft second" deed of trust at loan closing.

As far as administrative costs are concerned for the city, our research indicates that as the Participating Jurisdiction, the City of Morgantown would be able to allocate 10% of HOME funds awarded for administrative expenses. Those monies could hypothetically be used to cover back office support (your time, hiring an account manager to manage the financial side of the program) or field related expenses (inspections, vehicles, etc). As we've never utilized the HOME program, I'd encourage you to speak with the state HUD office for more detail on how to utilize the administrative funds associated with the HOME program.

As you're aware, we've recently hired Evan Zuverink as our Director of Operations. Evan comes from a background of program management and affordable housing development. Specifically, Evan worked at a CHDO and has managed single family detached and multifamily projects from conception to completion. If you have any logistical related questions, Evan is more than willing to discuss them in detail.

Should you have any questions about our comments, please do not hesitate to contact me.

In Partnership,

A blue ink signature of Shawnda L. Cook, written in a cursive style.

Shawnda L. Cook  
Executive Director  
Mon County Habitat for Humanity

251 Don Knotts Blvd., Morgantown, WV 26501

Phone: (304) 292-0914 Fax: (304) 554-2111 [www.moncountyhfh.org](http://www.moncountyhfh.org)

## Habitat 2





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Help Build It!*

Dave Bott, Community Development Administrator  
The City of Morgantown  
389 Spruce Street  
Morgantown, WV 26501

January 13, 2014

RE: 2014-2019 Consolidated Plan

Dear Dave,

I am writing you today to express my excitement and support for the continued work we can do in partnership through the Community Development Block Program. Included with this letter you will find Mon County Habitat for Humanity's executed public comment form.

It is our sincere hope that this information will be helpful in assisting the City of Morgantown to identify projects and agencies which can effectively utilize these funds to address infrastructure, community, and affordable housing needs throughout the city.

As we discussed in our meeting on Friday, January 10<sup>th</sup>, Mon County Habitat for Humanity is highly interested in **becoming a HOME CHDO** in the event that the City of Morgantown would apply to become the Participating Jurisdiction for our affiliate. While this decision would ultimately require approval from our Board of Directors, I look forward to our continued dialogues to seeing this become a reality. I believe that the allocation of HOME funds for the City of Morgantown would be an obvious choice for the continued development of affordable housing, both rental and homeownership, for our city.

Should you have any questions about our comments, or if you would like to discuss moving forward with our CHDO designation, please do not hesitate to contact me.

In Partnership,

A blue ink signature of Shawnda L. Cook, consisting of a large, stylized 'S' followed by a horizontal line.

Shawnda L. Cook  
Executive Director  
Mon County Habitat for Humanity

251 Don Knotts Blvd., Morgantown, WV 26501

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### Habitat 3

#### 6. Summary of comments or views not accepted and the reasons for not accepting them

Consolidated Plan

MORGANTOWN

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None

## **7. Summary**

The City continues to provide support primarily in the areas of homelessness, anti-poverty and housing. Morgantown suffers a critical shortage of affordable housing for low and moderate families and individuals therefore, maintaining the housing stock and the construction of affordable housing are important.

The City of Morgantown has provided over 1 million dollars through the Community Development Block Grant to the Fairmont-Morgantown Housing Authority (FMHA) and Monongalia County Habitat for Humanity for housing in Morgantown. The FMHA provided grants and loans to owner occupied housing for rehabilitation, single and multi-unit rental rehabilitation, down payment assistance, emergency assistance and barrier free programs. Habitat for Humanity used the funding for property acquisition and infrastructure work.

Homelessness has received between \$350,000 to \$500,000 dollars to assist with eliminating homelessness in the community. The funding support ranges from shelter support to facility rehab of agencies providing critical services to the homeless.

Anti-poverty assistance primarily focuses primarily with agencies targeting youth and teens for educational, after school and substance abuse problems. The education, counseling and after-school programs continue to be a priority for the community. The Mountaineer Boys and Girls Club has an excellent success rate graduating 100% of the Club participants with 90% having a grade point average of "B" or higher.

Homelessness and preventing homelessness are especially important since 2008 with the turn in the economy. The numbers of individuals and families finding themselves homeless has increased increasing demand on the resources available in the City.

## The Process

### PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

**1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

| Agency Role           | Name       | Department/Agency               |
|-----------------------|------------|---------------------------------|
| Lead Agency           | MORGANTOWN |                                 |
| CDBG Administrator    |            | Development Services Department |
| HOPWA Administrator   |            |                                 |
| HOME Administrator    |            |                                 |
| HOPWA-C Administrator |            |                                 |

**Table 1 – Responsible Agencies**

### Narrative

The City's Development Services Department is the Lead Agency that maintains and administers Morgantown CDBG funds and responsibilities, including completion of the Action Plan. The planning process actively encouraged participation of city housing and community service organizations, affordable housing providers, service agencies that assist the low- and moderate-income and principally low- and moderate-income clientele, advocates, and others. The City of Morgantown encourages citizens to provide input and participate in planning, implementation and assessment of the CDBG program. This Consolidated Plan is developed through public hearings, the use of existing data from previously approved plans and studies, consultation with a wide variety of local non-profit agencies, and discussions with other City of Morgantown departments. For-profit, non-profit, community and faith-based organizations were engaged several times throughout the prior year to assess city needs and priorities.

### Consolidated Plan Public Contact Information

David W. Bott

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Email: [dbott@cityofmorgantown.org](mailto:dbott@cityofmorgantown.org)

## **PR-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

The Community Development Office held meetings with the general public, the Neighborhood Coordinating Council, The Fairmont-Morgantown Housing Authority, Monongalia County Habitat for Humanity, The Homeless Coordinating Council, The Community Housing Agencies Partnership and February 1 to February 28, 2014 a community survey through Survey Monkey. These meetings and surveys were held from November 2013 through February 2014.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

The City will collaborate with private non-profit social service agencies throughout the community to address anti-poverty programs. These organizations have many years of experience and service to the community addressing the needs of the homeless, elderly, persons with disabilities, substance abuse, AIDS/HIV and their families. Their expertise and program development is critical in identifying and addressing poverty, housing, unemployment and health care in the community.

Milan Puskar Health Right located on Spruce Street in downtown Morgantown will provide a Homeless Care Clinic at their location on Spruce Street. The most serious medical issues will be managed and a beginning strategy will be developed with the patient to address other illnesses or mental health issues. Each patient will be offered services for physical, mental and/or case management needs during the clinic visit as appropriate.

The Fairmont/Morgantown Housing Authority currently manages Housing Choice Vouchers in Monongalia County. . Under the Housing Rehabilitation Program, Morgantown Housing Authority will provide a series of grants and low interest loans.

The mission of The Connecting Link, Inc. is to meet an individual's immediate emergency need and provide resources to promote self-sufficiency. They provide coordination of emergency assistance services to individuals and families in crisis along with an Information and Referral program that connects citizens to the different services available in the area. New computers will allow for development of a database for clients to ensure faster and more accurate service provision.

The Morgantown Area Youth Services Project (MAYSP) operates under the fiscal administration of the Monongalia County Commission. MAYSP provides intervention services to youth and families primarily from low-income households who are experiencing delinquency and substance abuse problems.

The Boys and Girls Club is available to the students during non-school days and through the summer. Project Learn with the Mountaineer Boys and Girls Club serves low and very-low income children in the City of Morgantown.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness**

In the spring of 2010, the Morgantown City Council and the Monongalia County Commission jointly approved the creation of a Task Force on Homelessness for the purpose of developing a community-wide plan to reduce homelessness.

While there is always a need for emergency services for those experiencing homelessness (food, shelter, clothing, etc.), the greater need today, and the main focus for the Task Force, is reducing the number of persons experiencing homelessness, through

- 1) prevention services that reduce the number of persons who become homeless, and
- 2) rehousing services that reduce the length of time that persons are homeless and increase the number of persons regaining housing.

Or more simply put, the goal is to reduce the number of people entering the system of homeless services

and increase the number of people exiting the system. The causes of homelessness are varied and complex.

In order to create a lasting solution to such a complex social problem, all organizations – service providers, government, business, law enforcement – need to coordinate their efforts and work together around a clearly defined goal. In order to achieve this goal, there is a need for a separate organization, Homeless Coordinating Council, whose sole purpose is to coordinate the community-wide efforts, develop a common agenda, assist in creating data sharing and measurement standards, facilitate continuous, open communication, and keep all agencies aligned with the common agenda.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS**

The Homeless Management Information System (HMIS) is a web-based software homeless assistance providers use to coordinate care, manage their operations, and better serve those at risk of or experiencing homelessness. Federal regulations now require all agencies offering homeless services to use HMIS, even if they are not receiving federal funds. This shared information system is the only way to ensure that the efforts of all agencies are coordinated. It is also necessary in order to have complete data by which to measure the outcomes of our efforts. Such measurements are a requirement for the community to assess its progress and to continue to receive federal funds.

The City of Morgantown does not apply or receive ESG funding these grants are administered in the city by Bartlett House, Inc, Rape and Domestic Violence Information Center, Caritas House, Inc, and the Connecting Link.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

|   |  |   |
|---|--|---|
| 1 | <b>Agency/Group/Organization</b>   | BARTLETT HOUSE INC.   |
|   | <b>Agency/Group/Organization Type</b>  | Services-homeless   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth  |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The Bartlett House provide emergency shelter, transitional housing and permanent housing for individuals and families finding themselves without housing. The participate in The Coordinating Council for Homelessness in Monongalia Cointy |
| 2 | <b>Agency/Group/Organization</b>   | BOPARC  |
|   | <b>Agency/Group/Organization Type</b>  | Other government - Local  |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Senior Center, Day Camp   |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | BOPARC provides recreational opportunities at the Wiles Hill Senior Center, and a day summer camp for low income children at Marilla Park.  |
| 3 | <b>Agency/Group/Organization</b>   | CHRISTIAN HELP, INC.  |
|   | <b>Agency/Group/Organization Type</b>  | Services-homeless   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Anti-poverty Strategy   |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Christian Help provides programs, food pantry, women and mens closet, emergency financial assistance, job training and mentoring, to assist the homeless and very low income individuals and families.                                      |
| 4 | <b>Agency/Group/Organization</b>   | FAIRMONT MORGANTOWN HOUSING AUTHORITY   |
|   | <b>Agency/Group/Organization Type</b>  | Housing   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Housing Rehabilitation  |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The Community Development Office met with the Fairmont-Morgantown Housing Authority discussing housing rehabilitation, down payment assistance, and rental housing rehab.   |



|   |  |   |
|---|--|---|
| 5 | <b>Agency/Group/Organization</b>   | MONONGALIA COUNTY HABITAT FOR HUMANITY  |
|   | <b>Agency/Group/Organization Type</b>  | Housing   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Affordable Housing  |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | The Community Development Office met with the Monongalia County Habitat for Humanity concerning the development of affordable housing and a Community Housing Development Organizations.  |
| 6 | <b>Agency/Group/Organization</b>   | MILAN HEALTH RIGHT  |
|   | <b>Agency/Group/Organization Type</b>  | Services-homeless<br>Services-Health<br>Health Agency   |
|   | <b>What section of the Plan was addressed by Consultation?</b>   | Homelessness Strategy<br>Homeless Needs - Chronically homeless<br>Homeless Needs - Families with children<br>Homelessness Needs - Veterans<br>Homelessness Needs - Unaccompanied youth<br>Non-Homeless Special Needs  |
|   | <b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b> | Milan Puskar Health Right located on Spruce Street in downtown Morgantown will provide a Homeless Care Clinic at their location on Spruce Street. The most serious medical issues will be managed and a beginning strategy will be developed with the patient to address other illnesses or mental health issues. Each patient will be offered services for physical, mental and/or case management needs during the clinic visit as appropriate. |

**Table 2 – Agencies, groups, organizations who participated**

**Identify any Agency Types not consulted and provide rationale for not consulting**

None

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

| <b>Name of Plan</b> | <b>Lead Organization</b> | <b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b> |
|---------------------|--------------------------|---|
| Continuum of Care   |                          |   |

**Table 3 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))**

None

**Narrative (optional):**

## **PR-15 Citizen Participation**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

Prior to the submission of the Consolidated Plan or Action Plan to the Regional HUD office, the City of Morgantown shall hold a hearing to make available for comment and take into consideration those comments on the proposed Consolidated Plan or Action Plan. Citizens will be notified of this hearing through an ad placed in the Dominion Post at least 14 days prior to the hearing. The notice must include the date, time and location for the hearing, a brief description of the proposed plan and will state how persons with disabilities can make arrangements to participate. A summary of citizens' comments concerning the Consolidated/Action Plan will be summarized and attached to the amendment upon its submission to HUD. In addition, a written explanation of comments not accepted and the reason why these comments were not accepted, as stated in regulation 91.105(b)(5). The City will provide a minimum of a thirty day (30) public comment period prior to approval of plan and HUD submission.

General: The City of Morgantown shall provide citizens with an adequate opportunity for meaningful involvement and participation in the planning, implementation, and assessment of the CDBG program on a continuous basis. The City of Morgantown shall provide adequate information to citizens, hold public hearings at all stages of the planning process, obtain views and proposals of citizens on housing and community development needs, and provide citizens an opportunity to comment on the City of Morgantown proposal and community development performance. Nothing in these requirements, however, shall be construed to restrict the responsibility and authority of the governing body of the City of Morgantown for the development of the application and the execution of its Annual Action Plan.

The City of Morgantown's Community Development Office was the lead agency overseeing the citizen participation in the planning, implementation, and assessment of the 2012 Action Plan. The City encourages citizens to share their views on housing and community development needs and comment on the proposal and community development performance. As such, the City provides adequate information to citizens and holds public hearings in the planning process.

The Community Development Administrator opens each public meeting by providing information about the Community Development Block Grant Program and the expected funding levels. The discussion then turned to the status of the program year soliciting comments.

All meetings are published in local newspapers, Channel 15, and the City Web Site. Flyers were posted at web and public information sites to encourage low- and moderate-income individual participation. The City Administration for compliance with Federal regulations reviews the proposed projects

### Citizen Participation Outreach

| Sort Order | Mode of Outreach | Target of Outreach           | Summary of response/attendance  | Summary of comments received  | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|------------------|------------------------------|---|---|--|---------------------|
| 1          | Public Meeting   | Non-targeted/broad community | November 19, 2013 the City of Morgantown Community Development Office held a Public Hearing concerning the development of the 2014-2019 Consolidated Plan. 8 local social services agencies were represented with local television station WBOY Channel 12. | Three comments were received by the Community Development Office concerning the five-year plan. | None   |                     |

| Sort Order | Mode of Outreach  | Target of Outreach                | Summary of response/attendance   | Summary of comments received   | Summary of comments not accepted and reasons | URL (If applicable) |
|------------|-------------------|-----------------------------------|--|--|--|---------------------|
| 2          | Internet Outreach | Neighborhood Coordinating Council | Regular monthly meeting of the City of Morgantown Neighborhood Coordinating Council, December 9, 2013. The attendees asked a number of questions about the process of funding projects with the Community Development Block Grant. | None   | None   |                     |
| 3          | Internet Outreach | Homeless Coordinating Council     | 11 attendees representing a number of the agencies providing services to the homeless in Morgantown.   | Focus on the issues of those experiencing homelessness, decrease homelessness in the community and the need for affordable housing in the community. | None   |                     |

| Sort Order | Mode of Outreach | Target of Outreach   | Summary of response/attendance  | Summary of comments received  | Summary of comments not accepted and reasons | URL (If applicable)   |
|------------|------------------|--|---|---|--|---|
| 4          | Email            | Housing Authority  | 3 Fairmont-Morgantown Housing Authority discussed the needs of housing in Morgantown.   | Continue rehabilitation efforts and down payment assistance                       |  | <a href="http://www.fmhousing.com/">http://www.fmhousing.com/</a> |
| 5          | Email            | Persons with disabilities<br><br>Residents of Public and Assisted Housing<br><br>Housing | 24 individuals gathered to launch the Community Housing Agencies Partnership and explore solutions to housing in the Morgantown area. | How to engage housing partners, begin the effort to establish affordable housing. | None   |   |

**Table 4 – Citizen Participation Outreach**

## Needs Assessment

### NA-05 Overview

#### Needs Assessment Overview

African Americans are concentrated in the southern portion of the city, primarily in Census Tract 110, Block Group 3. It should be noted that this block group does extend outside the city boundaries. The Greenmont neighborhood, which was historically the city's segregated neighborhood, contains between 5 and 14 percent African American residents, which does not qualify as a concentration. Anecdotally, this neighborhood has begun to gentrify and has seen an increase in college students. Two block groups in the northern portion of the city contain concentrations of Asian residents.

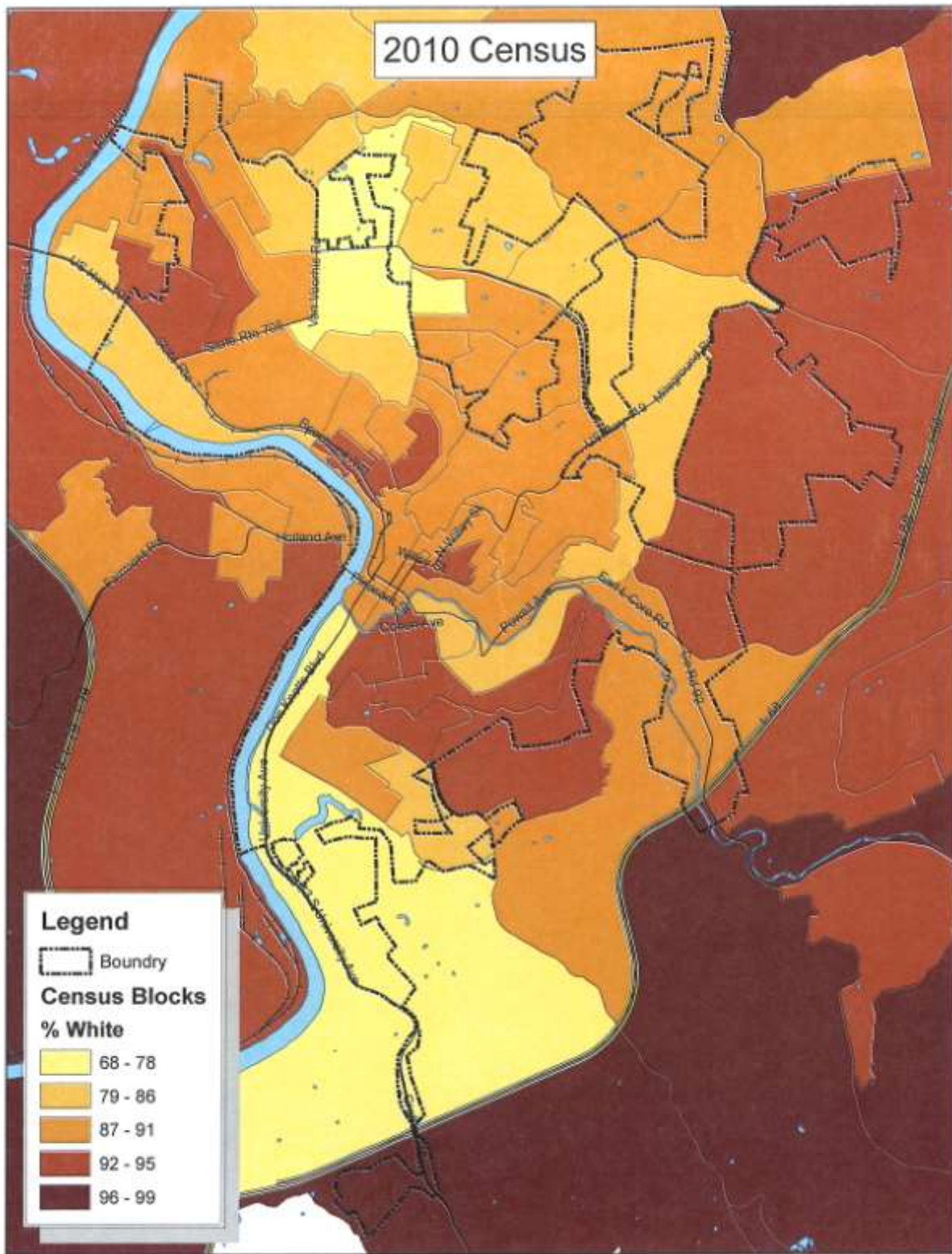
According to the American Census Survey 2012, 34 percent of Morgantown residents live in poverty. This is much higher than both the state (17 percent) and national (14 percent) averages because of the large student population in the city. For example, as seen in Figure II-15, 18 to 24 year olds account for 83 percent of impoverished residents. When examining poverty by age group, other than college-aged residents, school-aged residents (aged between 5 and 17) had the highest poverty rate (14 percent), followed by 25 to 44 year olds (13 percent).

The West Virginia University student population contributes significant flyers to demographic characteristics of the City of Morgantown. Households in the community are 36% family and 64% non-family, only 6.2% are female head of households. Marital status also creates some anomalies 21.5% of the males are married and 22.5% of the females are married.

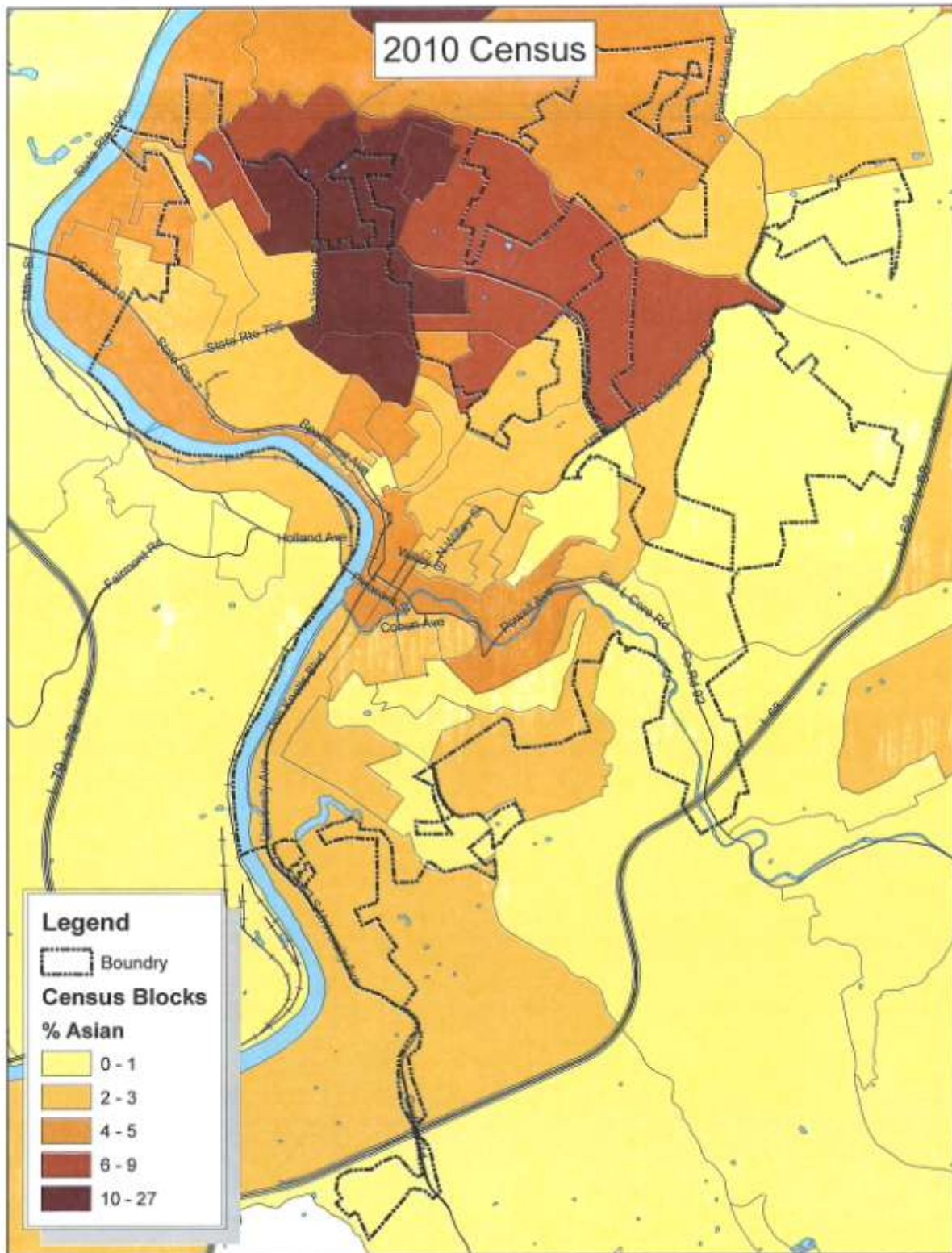
Other areas of importance to the social outcomes for the community include 35.2% of the population are grandparents raising grandchildren. Disabilities are greatest among the elderly, 38% of those over 65 have a disability.

Education is another area contributing to the social impact on the community. Those not having a high school diploma are 8.5% however, 47.6% have a college undergraduate or graduated diploma.



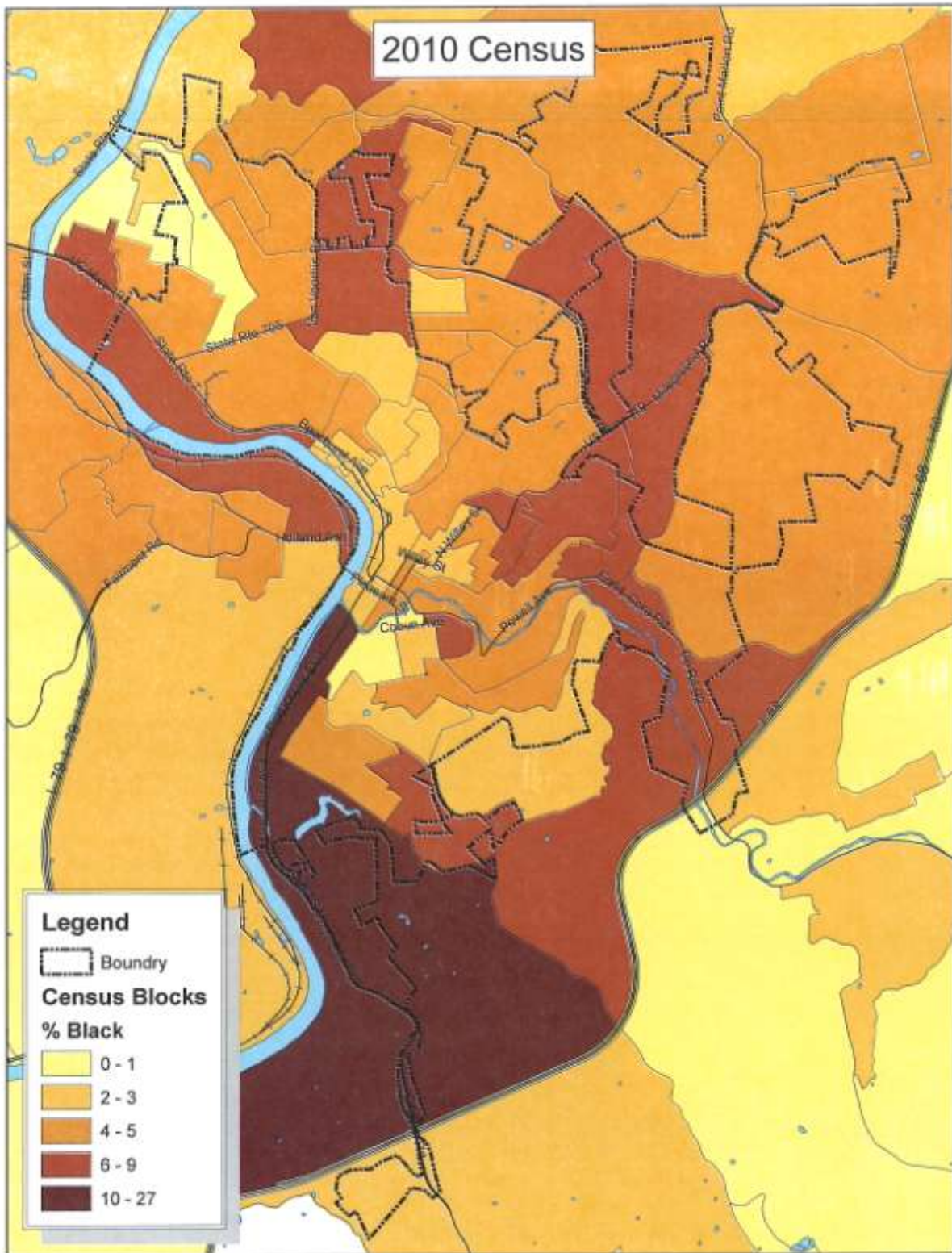


**Per Cent White**



### Pec Cent Asian





### Per Cent Black

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

The number of new housing units required for households earning between 0% and 40% AMHI is 311, approximately 62 units per year. Some 67 units affordable to households earning between 41% and 60% AMHI will be needed, which equals 13.4 units per year. Additionally, 6.4 units are needed to meet the annual demand for renters earning between 61% and 100% AMHI. This equates to 32 units over the five-year period. Over the next five years when excluding the student population, there will be a surplus of 163 housing units affordable to households earning between 0% and 40% AMHI. Some 47 units affordable to households earning between 41% and 60% AMHI will be needed over the next five years, which equals just under 10 per year. Additionally, 6.4 units are needed to meet the annual demand for renters earning between 61% and 100% AMHI. This equates to 32 units over the five-year period. Based on a 2010 update of the 2000 Census, of the 30,923 total housing units in the market, 13.0% were vacant. In 2010, it was estimated that homeowners occupied 46.9% of all occupied housing units, while the remaining 40.1% were occupied by renters. By 2015, the percentage of rents is expected to be 39.5%. The share of renters is considered high as national statistics indicated that approximately one-third of all households are renters. However, the area is influenced by college students attending college.

### Housing Voucher Program

The Fairmont/Morgantown Housing Authority currently manages 576 Housing Choice Vouchers in Monongalia County. Nearly 86% of these Vouchers are in use in Morgantown, with another 9.4% in Westover. The remaining 27 Vouchers are scattered throughout eight different communities. The waiting list for Housing Choice Vouchers is approximately 800 names long and has been at this level for several years. The fact that a waiting list exists indicates that there is an unmet need, since Housing Choice Vouchers pay rent that exceeds 30% of the household's income, households may be seeking a way to reduce their housing costs even though they are presently adequately housed.

Owner occupied housing units comprise 80.1% of the housing; vacant housing units comprise 19.9%. The housing built prior to 1969 comprises 63.6% of the housing in Morgantown. Housing cost for owners is less than 10% of household income is 52.1% while those households paying over 35% is only 6.6%. However, the rental market shows a mirror image, with households paying less than 15% at 12.4% while those renters paying over 35% of household income for rent at 55.8%. The student rental market is driving the rental cost.

| Demographics  | Base Year: 2000 | Most Recent Year: 2010 | % Change |
|---------------|-----------------|------------------------|----------|
| Population    | 26,809          | 29,076                 | 8%       |
| Households    | 11,065          | 9,400                  | -15%     |
| Median Income | \$20,649.00     | \$25,495.00            | 23%      |

Table 5 - Housing Needs Assessment Demographics

**Data Source:** 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

### Number of Households Table

|  | <b>0-30%<br/>HAMFI</b> | <b>&gt;30-50%<br/>HAMFI</b> | <b>&gt;50-80%<br/>HAMFI</b> | <b>&gt;80-100%<br/>HAMFI</b> | <b>&gt;100%<br/>HAMFI</b> |
|--|------------------------|-----------------------------|-----------------------------|------------------------------|---------------------------|
| Total Households *   | 3,100                  | 1,155                       | 1,265                       | 525                          | 3,350                     |
| Small Family Households *  | 245                    | 224                         | 285                         | 115                          | 1,795                     |
| Large Family Households *  | 10                     | 0                           | 0                           | 30                           | 135                       |
| Household contains at least one person 62-74 years of age          | 100                    | 30                          | 110                         | 45                           | 550                       |
| Household contains at least one person age 75 or older             | 55                     | 155                         | 210                         | 100                          | 325                       |
| Households with one or more children 6 years old or younger *      | 95                     | 90                          | 115                         | 50                           | 255                       |
| * the highest income category for these family types is >80% HAMFI |                        |                             |                             |                              |                           |

**Table 6 - Total Households Table**

**Data Source:** 2006-2010 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

|   | Renter       |                    |                    |                     |       | Owner        |                    |                    |                     |       |
|---|--------------|--------------------|--------------------|---------------------|-------|--------------|--------------------|--------------------|---------------------|-------|
|   | 0-30%<br>AMI | >30-<br>50%<br>AMI | >50-<br>80%<br>AMI | >80-<br>100%<br>AMI | Total | 0-30%<br>AMI | >30-<br>50%<br>AMI | >50-<br>80%<br>AMI | >80-<br>100%<br>AMI | Total |
| <b>NUMBER OF HOUSEHOLDS</b>   |              |                    |                    |                     |       |              |                    |                    |                     |       |
| Substandard Housing - Lacking complete plumbing or kitchen facilities                 | 25           | 0                  | 0                  | 0                   | 25    | 0            | 0                  | 0                  | 0                   | 0     |
| Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing) | 0            | 10                 | 0                  | 0                   | 10    | 20           | 0                  | 0                  | 0                   | 20    |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems)          | 0            | 0                  | 0                  | 0                   | 0     | 0            | 0                  | 0                  | 0                   | 0     |
| Housing cost burden greater than 50% of income (and none of the above problems)       | 1,625        | 410                | 100                | 0                   | 2,135 | 115          | 55                 | 30                 | 10                  | 210   |
| Housing cost burden greater than 30% of income (and none of the above problems)       | 160          | 305                | 275                | 30                  | 770   | 20           | 45                 | 65                 | 4                   | 134   |

|   | Renter    |             |             |              |       | Owner     |             |             |              |       |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
|   | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| Zero/negative Income (and none of the above problems) | 865       | 0           | 0           | 0            | 865   | 80        | 0           | 0           | 0            | 80    |

**Table 7 – Housing Problems Table**

Data 2006-2010 CHAS  
Source:

## 2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

|   | Renter    |             |             |              |       | Owner     |             |             |              |       |
|---|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
|   | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| <b>NUMBER OF HOUSEHOLDS</b>   |           |             |             |              |       |           |             |             |              |       |
| Having 1 or more of four housing problems                             | 1,650     | 420         | 100         | 0            | 2,170 | 135       | 55          | 30          | 10           | 230   |
| Having none of four housing problems                                  | 290       | 495         | 690         | 270          | 1,745 | 80        | 185         | 440         | 245          | 950   |
| Household has negative income, but none of the other housing problems | 865       | 0           | 0           | 0            | 865   | 80        | 0           | 0           | 0            | 80    |

**Table 8 – Housing Problems 2**

Data 2006-2010 CHAS  
Source:

## 3. Cost Burden > 30%

|                             | Renter    |             |             |       | Owner     |             |             |       |
|-----------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
|                             | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| <b>NUMBER OF HOUSEHOLDS</b> |           |             |             |       |           |             |             |       |
| Small Related               | 130       | 125         | 19          | 274   | 55        | 40          | 14          | 109   |
| Large Related               | 0         | 0           | 0           | 0     | 0         | 0           | 0           | 0     |
| Elderly                     | 25        | 45          | 65          | 135   | 35        | 35          | 19          | 89    |
| Other                       | 1,640     | 550         | 295         | 2,485 | 49        | 25          | 60          | 134   |

|                      | Renter    |             |             |       | Owner     |             |             |       |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
|                      | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Total need by income | 1,795     | 720         | 379         | 2,894 | 139       | 100         | 93          | 332   |

**Table 9 – Cost Burden > 30%**

Data 2006-2010 CHAS  
Source:

#### 4. Cost Burden > 50%

|                      | Renter    |             |             |       | Owner     |             |             |       |
|----------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
|                      | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| NUMBER OF HOUSEHOLDS |           |             |             |       |           |             |             |       |
| Small Related        | 130       | 100         | 4           | 234   | 45        | 40          | 10          | 95    |
| Large Related        | 0         | 0           | 0           | 0     | 0         | 0           | 0           | 0     |
| Elderly              | 0         | 25          | 0           | 25    | 25        | 0           | 0           | 25    |
| Other                | 1,505     | 285         | 100         | 1,890 | 45        | 15          | 20          | 80    |
| Total need by income | 1,635     | 410         | 104         | 2,149 | 115       | 55          | 30          | 200   |

**Table 10 – Cost Burden > 50%**

Data 2006-2010 CHAS  
Source:

#### 5. Crowding (More than one person per room)

|                                       | Renter    |             |             |              |       | Owner     |             |             |              |       |
|---------------------------------------|-----------|-------------|-------------|--------------|-------|-----------|-------------|-------------|--------------|-------|
|                                       | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | >80-100% AMI | Total |
| NUMBER OF HOUSEHOLDS                  |           |             |             |              |       |           |             |             |              |       |
| Single family households              | 0         | 10          | 0           | 0            | 10    | 0         | 0           | 0           | 0            | 0     |
| Multiple, unrelated family households | 0         | 0           | 0           | 0            | 0     | 0         | 0           | 0           | 0            | 0     |
| Other, non-family households          | 0         | 0           | 0           | 0            | 0     | 20        | 0           | 0           | 0            | 20    |
| Total need by income                  | 0         | 10          | 0           | 0            | 10    | 20        | 0           | 0           | 0            | 20    |

**Table 11 – Crowding Information – 1/2**

Data 2006-2010 CHAS  
Source:



|                                  | Renter    |             |             |       | Owner     |             |             |       |
|----------------------------------|-----------|-------------|-------------|-------|-----------|-------------|-------------|-------|
|                                  | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total | 0-30% AMI | >30-50% AMI | >50-80% AMI | Total |
| Households with Children Present | 0         | 0           | 0           | 0     | 0         | 0           | 0           | 0     |

Table 12 – Crowding Information – 2/2

Data Source

Comments:

### **Describe the number and type of single person households in need of housing assistance.**

According to the 2010 Census, there are approximately 11,700 households in Morgantown. Two-thirds of those households are non-family households, which includes unrelated persons living together or individuals living alone. The remaining 33 percent of households are family households. Approximately 4 percent of households in Morgantown are comprised of single parent households with children.

### **Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Unavailable

### **What are the most common housing problems?**

The barriers to affordable housing that exist in Greater Morgantown are not uncommon in small to medium-sized communities. Challenges are rarely created by an unwillingness to engage in affordable housing development by either the public or the private sector, but the lack of resources required for successful developments to occur. This resource deficiency tends to manifest itself around three categories: production capacity issues, financial challenges or cost impediments to the individual(s) in the household.

### **Are any populations/household types more affected than others by these problems?**

The very low income households are burdened greater by income limitations and the lack of affordable housing in Morgantown. The numbers tend to follow the racial profile of the community, the proportions of white and black households effect fall within the Census community percentages of race. However the Housing Voucher program indicates a different story showing African Americans suffer a disproportionate number on the waitlist and the ability to find affordable housing.

### **Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the**

**needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance**

Very low income households struggle to meet their housing needs facing cost burdens.

**If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:**

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The market-rate units were 96.6% occupied and the Tax Credit units were 100.0% occupied. The subsidized Tax Credit units are 91.7% occupied and the government-subsidized units are 99.6% occupied. This high occupancy rate among all subsidized projects indicates a high demand for lowest income housing.

There are several barriers to affordable housing in Morgantown. Housing cost generally exceed the 30% of gross income threshold to make homeownership or rental units affordable for the low and very-low income households. A down payment even at 15-16% of the annual gross income is hard for lower income families to make. This is primarily due to the demand for affordable housing exceeding supply in the City. There is little developable, vacant land in the City increasing the price for the land and subsequently the house.

The supply of affordable housing is concentrated in the moderate-income group. There is a shortage of affordable housing for the very low-income households, which means some very low-income households are forced to pay more than 30% of their gross income on housing.

Again this system of moderate and low income groups occupying rental units of the very low income supply creates a shortage of rental units available to the very low income group causing them to pay a greater percentage of their income on housing. Further restricting available rental units only 15% of the privately owned rental units are classified as non-student housing. Family rental units of three or more bedrooms are in short supply in the City.

**Discussion**

Increased demand is calculated by projecting household growth for six different income brackets, based on the Area Median Household Income (AMHI). The supply is calculated by examining the existing product affordable to income appropriate households and subtracting the percentage of the housing stock that will annually be removed from the local supply due to its functional obsolescence, which is defined as 2.5% of the housing stock building before 1970. Some demolitions are not regularly reported,

this reasonably accounts for this share. Naturally it is possible households may continue to occupy this “substandard” housing. It should be noted that the student population represents a significant part of the population earning between 0% and 30% AMHI and has the potential to skew demand.

By definition, households include “all persons who occupy a housing unit,” which includes “any group of related or unrelated persons who share living arrangements.”<sup>4</sup> In communities housing universities, such as Morgantown, households include students living together. As such, it is not surprising that a large discrepancy exists between the city’s median household income of \$26,641 and the median family income of \$67,949.

#### Substandard Housing

Very low and low income households suffer a greater burden payer more than 30% of the household income for housing. In most cases they pay 50% or more for housing. A smaller portion of households live in housing without plumbing or kitchen facilities. It is difficult to determine if these are low to moderate income families or student households that are willing to accept sub-standard housing to be located closer to campus.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

Section 8 Voucher Program. The FMHA follows standard HUD rules in administering its Section 8 Voucher program. For a family to qualify, their gross income must be considered “very low income” by HUD standards for the Morgantown area. Applicants must obtain and submit an application to one of the FMHA offices. Once the application has been submitted, applicants are put on a waitlist for one of the FMHA’s 503 Vouchers. According to the FMHA’s website, preference is given to families who have a disabled family member and families in federally declared disaster situations. Once an applicant has cleared the waitlist, their eligibility is verified with the FMHA and eligibility recipients are provided an orientation to further explain the program. The orientation is only offered in Fairmont. According to the FMHA, upon receipt of a Section 8 Voucher, Voucher holders have 60 days to find a rental unit. If recipients have not located a unit within the 60 days, they may file for one 60 day extension. This extension must be filed before the initial 60 day period has expired. Families with a Voucher are responsible for finding their own rental unit. The FMHA maintains a list of landlords who have expressed interested in providing units to Section 8 recipients.

According to the 2010 Census, 4 percent of the city’s residents are African American; 13 percent of Voucher holders and 22 percent of waitlisted households are African American, indicating high participation in the Section 8 program by the city’s African American residents. Thirty-one percent of Voucher holders have disabilities, and more than half are families with children (57 percent).

### 0%-30% of Area Median Income

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 1,945                                    | 160                                   | 895  |
| White                          | 1,775                                    | 160                                   | 830  |
| Black / African American       | 129                                      | 0                                     | 25   |
| Asian                          | 25                                       | 0                                     | 25   |
| American Indian, Alaska Native | 0  | 0                                     | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 0  | 0                                     | 15   |

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 960                                      | 350                                   | 0  |
| White                          | 825                                      | 275                                   | 0  |
| Black / African American       | 55                                       | 30                                    | 0  |
| Asian                          | 20                                       | 50                                    | 0  |
| American Indian, Alaska Native | 0  | 0                                     | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 45                                       | 0                                     | 0  |

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 50%-80% of Area Median Income

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 485                                      | 720                                   | 0  |
| White                          | 460                                      | 640                                   | 0  |
| Black / African American       | 0  | 0                                     | 0  |
| Asian                          | 25                                       | 50                                    | 0  |
| American Indian, Alaska Native | 0  | 0                                     | 0  |
| Pacific Islander               | 0  | 10                                    | 0  |
| Hispanic                       | 0  | 4                                     | 0  |

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 80%-100% of Area Median Income

| Housing Problems               | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 135                                      | 475                                   | 0  |
| White                          | 105                                      | 440                                   | 0  |
| Black / African American       | 15                                       | 15                                    | 0  |
| Asian                          | 0  | 20                                    | 0  |
| American Indian, Alaska Native | 0  | 0                                     | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 0  | 10                                    | 0  |

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

Data Source: 2006-2010 CHAS

\*The four housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### Discussion

Although WVU provides a stabilizing force in the city, it also creates challenges for residents not associated with the university. The city's housing market has developed almost solely to accommodate the demands of college students. Rental rates are high and apartment units contain amenities attractive to college students (e.g., gym, pools), rather than to families or permanent residents looking for long-term rental opportunities. Furthermore, new development has given little attention to overall accessibility and transit accessibility for seniors and persons with disabilities. Although not intentional, WVU has created housing challenges for Morgantown's permanent residents.

To align with HUD's definition of "disproportionate need," concentrations occur when the percentage of residents of a particular racial or ethnic group is 10 percent or more than the community-wide average. For example, if 20 percent of residents in a particular Census tract are African American and African Americans comprise 10 percent of a community's population overall, that Census tract contains a concentration of African American residents.

Using the above definition of concentration, block groups in Morgantown have a concentration if the following exists:

- An African American population proportion of 14 percent;

- An Asian population proportion of 13 percent or more; and
- A Hispanic population proportion of 13 percent or more.

Racial and ethnic data are displayed by Census block group. The following figures show both: 1) The overall racial composition of each Census block group; and 2) How the three distinct racial categories of persons are distributed throughout the city.

African Americans are concentrated in the southern portion of the city, primarily in Census Tract 110, Block Group 3. It should be noted that this block group does extend outside the city boundaries, and some African Americans not living within Morgantown may be captured in this analysis. The Greenmont neighborhood, which was historically the city's segregated neighborhood, contains between 5 and 14 percent African American residents, which does not qualify as a concentration. Anecdotally, this neighborhood has begun to gentrify and has seen an increase in college students. Two block groups in the northern portion of the city contain concentrations of Asian residents.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction

African Americans are concentrated in the southern portion of the city, primarily in Census Tract 110, Block Group 3. It should be noted that this block group does extend outside the city boundaries, and some African Americans not living within Morgantown may be captured in this analysis. The Greenmont neighborhood, which was historically the city's segregated neighborhood, contains between 5 and 14 percent African American residents, which does not qualify as a concentration. Anecdotally, this neighborhood has begun to gentrify and has seen an increase in college students. Two block groups in the northern portion of the city contain concentrations of Asian residents.

### 0%-30% of Area Median Income

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 1,760                                    | 340                                   | 895  |
| White                          | 1,620                                    | 315                                   | 830  |
| Black / African American       | 129                                      | 0                                     | 25   |
| Asian                          | 15                                       | 15                                    | 25   |
| American Indian, Alaska Native | 0  | 0                                     | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 0  | 0                                     | 15   |

**Table 17 – Severe Housing Problems 0 - 30% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%



### 30%-50% of Area Median Income

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 425                                      | 885                                   | 0  |
| White                          | 385                                      | 715                                   | 0  |
| Black / African American       | 10                                       | 80                                    | 0  |
| Asian                          | 20                                       | 50                                    | 0  |
| American Indian, Alaska Native | 0  | 0                                     | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 15                                       | 30                                    | 0  |

**Table 18 – Severe Housing Problems 30 - 50% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

### 50%-80% of Area Median Income

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 155                                      | 1,055                                 | 0  |
| White                          | 145                                      | 965                                   | 0  |
| Black / African American       | 0  | 0                                     | 0  |
| Asian                          | 10                                       | 60                                    | 0  |
| American Indian, Alaska Native | 0  | 0                                     | 0  |
| Pacific Islander               | 0  | 10                                    | 0  |
| Hispanic                       | 0  | 4                                     | 0  |

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## 80%-100% of Area Median Income

| Severe Housing Problems*       | Has one or more of four housing problems | Has none of the four housing problems | Household has no/negative income, but none of the other housing problems |
|--------------------------------|--|---------------------------------------|--|
| Jurisdiction as a whole        | 45                                       | 560                                   | 0  |
| White                          | 45                                       | 495                                   | 0  |
| Black / African American       | 0  | 30                                    | 0  |
| Asian                          | 0  | 20                                    | 0  |
| American Indian, Alaska Native | 0  | 0                                     | 0  |
| Pacific Islander               | 0  | 0                                     | 0  |
| Hispanic                       | 0  | 10                                    | 0  |

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2006-2010 CHAS

\*The four severe housing problems are:

1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

## Discussion

1. Housing needs in Morgantown follow traditional income restrictions
2. Low income households may suffer disproportionate due to the presence of the student population
3. Census numbers indicate housing issues follow the racial makeup of the community; however, the Housing Voucher program shows a different picture for the African American population.

## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

### Introduction:

According to the 2010 Census, 4 percent of the city's residents are African American; 13 percent of Voucher holders and 22 percent of waitlisted households are African American, indicating high participation in the Section 8 program by the city's African American residents. Thirty-one percent of Voucher holders have disabilities, and more than half are families with children (57 percent).

### Housing Cost Burden

| Housing Cost Burden            | <=30% | 30-50% | >50%  | No / negative income (not computed) |
|--------------------------------|-------|--------|-------|-------------------------------------|
| Jurisdiction as a whole        | 5,200 | 1,249  | 2,340 | 915                                 |
| White                          | 4,660 | 1,090  | 2,155 | 850                                 |
| Black / African American       | 165   | 65     | 139   | 25                                  |
| Asian                          | 230   | 25     | 35    | 25                                  |
| American Indian, Alaska Native | 15    | 0      | 0     | 0                                   |
| Pacific Islander               | 10    | 0      | 0     | 0                                   |
| Hispanic                       | 85    | 30     | 15    | 15                                  |

**Table 21 – Greater Need: Housing Cost Burdens AMI**

Data Source: 2006-2010 CHAS

### Discussion:

Low income households suffer a disproportionate burden for housing due to cost. It is difficult to determine how much the student population in Morgantown skews these numbers. The market-rate units were 96.6% occupied and the Tax Credit units were 100.0% occupied. The subsidized Tax Credit units are 91.7% occupied and the government-subsidized units are 99.6% occupied. This high occupancy rate among all subsidized projects indicates a high demand for lowest income housing.

## **NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)**

**Are there any income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?**

To align with HUD’s definition of “disproportionate need,” concentrations occur when the percentage of residents of a particular racial or ethnic group is 10 percent or more than the community-wide average. For example, if 20 percent of residents in a particular Census tract are African American and African Americans comprise 10 percent of a community’s population overall, that Census tract contains a concentration of African American residents.

Using the above definition of concentration, block groups in Morgantown have a concentration if the following exists:

- An African American population proportion of 14 percent;
- An Asian population proportion of 13 percent or more; and
- A Hispanic population proportion of 13 percent or more.

Racial and ethnic data are displayed by Census block group. The following figures show both: 1) The overall racial composition of each Census block group; and 2) How the three distinct racial categories of persons are distributed throughout the city.

African Americans are concentrated in the southern portion of the city, primarily in Census Tract 110, Block Group 3. It should be noted that this block group does extend outside the city boundaries, and some African Americans not living within Morgantown may be captured in this analysis. The Greenmont neighborhood, which was historically the city’s segregated neighborhood, contains between 5 and 14 percent African American residents, which does not qualify as a concentration. Anecdotally, this neighborhood has begun to gentrify and has seen an increase in college students. Two block groups in the northern portion of the city contain concentrations of Asian residents.

**If they have needs not identified above, what are those needs?**

Based on a 2010 update of the 2000 Census, of the 30,923 total housing units in the market, 13.0% were vacant. In 2010, it was estimated that homeowners occupied 46.9% of all occupied housing units, while the remaining 40.1% were occupied by renters. By 2015, the percentage of rents is expected to be 39.5%. The share of renters is considered high as national statistics indicated that approximately one-third of all households are renters. However, the area is influenced by college students attending college.

Gross rents range from \$320 to \$2,308. This large differential in the gross rents reflects the influence of student housing, which is typically rented on a “per-bedroom” basis.

The Fairmont/Morgantown Housing Authority currently manages 576 Housing Choice Vouchers in Monongalia County. Nearly 86% of these Vouchers are in use in Morgantown, with another 9.4% in Westover. The remaining 27 Vouchers are scattered throughout eight different communities. The waiting list for Housing Choice Vouchers is approximately 800 names long and has been at this level for several years. The fact that a waiting list exists indicates that there is an unmet need, since Housing Choice Vouchers pay rent that exceeds 30% of the household’s income, households may be seeking a way to reduce their housing costs even though they are presently adequately housed.

**Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?**

African Americans are concentrated in the southern portion of the city, primarily in Census Tract 110, Block Group 3. It should be noted that this block group does extend outside the city boundaries, and some African Americans not living within Morgantown may be captured in this analysis. The Greenmont neighborhood, which was historically the city’s segregated neighborhood, contains between 5 and 14 percent African American residents, which does not qualify as a concentration. Anecdotally, this neighborhood has begun to gentrify and has seen an increase in college students. Two block groups in the northern portion of the city contain concentrations of Asian residents.

## NA-35 Public Housing – 91.205(b)

### Introduction

The City of Morgantown has no public housing

### Totals in Use

|                            | Program Type |           |                |          |                 |                |                                     |                            |            |
|----------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
|                            | Certificate  | Mod-Rehab | Public Housing | Vouchers |                 |                |                                     |                            |            |
|                            |              |           |                | Total    | Project - based | Tenant - based | Special Purpose Voucher             |                            |            |
|                            |              |           |                |          |                 |                | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers in use | 0            | 0         | 0              | 246      | 0               | 246            | 0                                   | 0                          | 0          |

Table 22 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

### Characteristics of Residents

|                        | Program Type |           |                |          |                 |                |                                     |                            |   |
|------------------------|--------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|---|
|                        | Certificate  | Mod-Rehab | Public Housing | Vouchers |                 |                |                                     |                            |   |
|                        |              |           |                | Total    | Project - based | Tenant - based | Special Purpose Voucher             |                            |   |
|                        |              |           |                |          |                 |                | Veterans Affairs Supportive Housing | Family Unification Program |   |
| Average Annual Income  | 0            | 0         | 0              | 9,404    | 0               | 9,404          | 0                                   | 0                          | 0 |
| Average length of stay | 0            | 0         | 0              | 3        | 0               | 3              | 0                                   | 0                          | 0 |
| Average Household size | 0            | 0         | 0              | 2        | 0               | 2              | 0                                   | 0                          | 0 |

| Program Type                                    |             |           |                |          |                 |                |                                     |                            |
|---|-------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|
|   | Certificate | Mod-Rehab | Public Housing | Vouchers |                 |                |                                     |                            |
|   |             |           |                | Total    | Project - based | Tenant - based | Special Purpose Voucher             |                            |
|   |             |           |                |          |                 |                | Veterans Affairs Supportive Housing | Family Unification Program |
| # Homeless at admission                         | 0           | 0         | 0              | 0        | 0               | 0              | 0                                   | 0                          |
| # of Elderly Program Participants (>62)         | 0           | 0         | 0              | 23       | 0               | 23             | 0                                   | 0                          |
| # of Disabled Families                          | 0           | 0         | 0              | 77       | 0               | 77             | 0                                   | 0                          |
| # of Families requesting accessibility features | 0           | 0         | 0              | 246      | 0               | 246            | 0                                   | 0                          |
| # of HIV/AIDS program participants              | 0           | 0         | 0              | 0        | 0               | 0              | 0                                   | 0                          |
| # of DV victims                                 | 0           | 0         | 0              | 0        | 0               | 0              | 0                                   | 0                          |

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)

## Race of Residents

| Program Type           |             |           |                |          |                 |                |                                     |                            |            |
|------------------------|-------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| Race                   | Certificate | Mod-Rehab | Public Housing | Vouchers |                 |                |                                     |                            |            |
|                        |             |           |                | Total    | Project - based | Tenant - based | Special Purpose Voucher             |                            |            |
|                        |             |           |                |          |                 |                | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| White                  | 0           | 0         | 0              | 211      | 0               | 211            | 0                                   | 0                          | 0          |
| Black/African American | 0           | 0         | 0              | 33       | 0               | 33             | 0                                   | 0                          | 0          |
| Asian                  | 0           | 0         | 0              | 1        | 0               | 1              | 0                                   | 0                          | 0          |

| Program Type   |             |           |                |          |                 |                |                                     |                            |            |
|--|-------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| Race   | Certificate | Mod-Rehab | Public Housing | Vouchers |                 |                |                                     |                            |            |
|  |             |           |                | Total    | Project - based | Tenant - based | Special Purpose Voucher             |                            |            |
|  |             |           |                |          |                 |                | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| American Indian/Alaska Native  | 0           | 0         | 0              | 1        | 0               | 1              | 0                                   | 0                          | 0          |
| Pacific Islander   | 0           | 0         | 0              | 0        | 0               | 0              | 0                                   | 0                          | 0          |
| Other  | 0           | 0         | 0              | 0        | 0               | 0              | 0                                   | 0                          | 0          |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition |             |           |                |          |                 |                |                                     |                            |            |

**Table 24 – Race of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

| Program Type   |             |           |                |          |                 |                |                                     |                            |            |
|--|-------------|-----------|----------------|----------|-----------------|----------------|-------------------------------------|----------------------------|------------|
| Ethnicity  | Certificate | Mod-Rehab | Public Housing | Vouchers |                 |                |                                     |                            |            |
|  |             |           |                | Total    | Project - based | Tenant - based | Special Purpose Voucher             |                            |            |
|  |             |           |                |          |                 |                | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| Hispanic   | 0           | 0         | 0              | 1        | 0               | 1              | 0                                   | 0                          | 0          |
| Not Hispanic   | 0           | 0         | 0              | 245      | 0               | 245            | 0                                   | 0                          | 0          |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition |             |           |                |          |                 |                |                                     |                            |            |

**Table 25 – Ethnicity of Public Housing Residents by Program Type**

Data Source: PIC (PIH Information Center)



**Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:**

Not Applicable

**Most immediate needs of residents of Public Housing and Housing Choice voucher holders**

Not Applicable

**How do these needs compare to the housing needs of the population at large**

Not Applicable

**Discussion**

Morgantown has a number of tax incentive housing units privately owned but no public run housing.

## **NA-40 Homeless Needs Assessment – 91.205(c)**

### **Introduction:**

The City of Morgantown has worked closely with the homeless service providers within the city to identify and resolve issues of homelessness within the community. The Community development Office has taken an active role in establishing the "Point-in-Time" count annually and securing funding for shelters and services. Currently the Community Development Office Administrator serves as President of the BOD for the West Virginia Coalition to End Homelessness. The focus of the statewide effort is to get all providers statewide on the HMIS system and establish a data warehouse.

Homelessness is one of the most pressing issues facing modern developed societies everywhere. In order to deal with this issue, the very concept of homelessness needs to be addressed and understood. In fact, there are an increasing number of attempts, both public and private, to address temporary housing as well as a permanent shift from homelessness into self-reliability. Homelessness has always been a national issue, and recent studies indicate that the problem could be more prevalent than we ever thought. Combating and addressing homelessness is more important now than ever before. Homelessness is a community issue and can best be addressed with broad community involvement.

Homelessness is the evidence of a larger systematic social problem. It is convenient to call them homeless and stereotype the situation with generalizations about their plight. It is easier to believe drugs, alcohol or laziness are the underlying factors contributing to their homelessness. This way we can walk past them or ignore them with a feeling of justification. However, those problems are not unique just to the homeless. This Legislative session, for the first time, will give serious consideration to drug abuse statewide.

Chronic homelessness numerous times has drugs or alcohol as the underlying factors as one of the conditions of homelessness but many problems contribute to homelessness. Economics, low paying jobs, unemployment, transportation, social and mental disorders all contribute to individuals and families becoming homeless. The Bartlett House Homeless Shelter reported recently the numbers of families with children being homeless, is on the rise. This is an indicator the economy is having a larger role in homelessness.

Lack of affordable housing is the leading problem statewide in preventing getting the homeless from the streets. In a few large cities they found an investment in housing for the homeless has provided a 25% savings in the amount of funding needed to maintain the homeless on the street. Even the chronic homeless displayed an improvement in alcohol and substance abuse in the housing projects in these communities. As in these cities local government generally takes the lead in addressing the needs, but the problem belongs to the community and needs to be dealt with by the community.

The numerous service providers in Monongalia County and the increase in the number of persons experiencing homelessness in Monongalia County highlight the need. These 40 agencies are committed to the same goal: coming together to more effectively coordinate services to end and prevent homelessness in Monongalia County. Between 2009 and 2012, 1,773 unduplicated individuals received homeless services in Monongalia County. We know this number is incomplete because not all service agencies have begun using the Homeless Management Information System (HMIS) that tracks homeless services for providers across the State, including four of our major agencies - Health Right, Christian Help, Salvation Army, and Connecting Link.

### Homeless Needs Assessment

| Population   | Estimate the # of persons experiencing homelessness on a given night |             | Estimate the # experiencing homelessness each year | Estimate the # becoming homeless each year | Estimate the # exiting homelessness each year | Estimate the # of days persons experience homelessness |
|--|--|-------------|--|--|---|--|
|  | Sheltered  | Unsheltered |  |  |   |  |
| Persons in Households with Adult(s) and Child(ren) | 3  | 9           | 5  | 3  | 0   | 45   |
| Persons in Households with Only Children           | 0  | 0           | 0  | 0  | 0   | 0  |
| Persons in Households with Only Adults             | 5  | 39          | 25   | 20   | 0   | 45   |
| Chronically Homeless Individuals                   | 20   | 0           | 10   | 10   | 20  | 365  |
| Chronically Homeless Families                      | 3  | 14          | 6  | 6  | 6   | 20   |
| Veterans   | 2  | 6           | 0  | 0  | 0   | 0  |
| Unaccompanied Child                                | 1  | 10          | 0  | 0  | 0   | 0  |
| Persons with HIV                                   | 2  | 2           | 0  | 0  | 0   | 0  |

**Table 26 - Homeless Needs Assessment**

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

**If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):**

**Nature and Extent of Homelessness: (Optional)**

| <b>Race:</b>                     | <b>Sheltered:</b> | <b>Unsheltered (optional)</b> |
|----------------------------------|-------------------|-------------------------------|
| White                            | 0                 | 0                             |
| Black or African American        | 0                 | 0                             |
| Asian                            | 0                 | 0                             |
| American Indian or Alaska Native | 0                 | 0                             |
| Pacific Islander                 | 0                 | 0                             |
| <b>Ethnicity:</b>                | <b>Sheltered:</b> | <b>Unsheltered (optional)</b> |
| Hispanic                         | 0                 | 0                             |
| Not Hispanic                     | 0                 | 0                             |

Data Source

Comments:

**Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.**

There are approximately 12 homeless households with children.

**Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.**

Not separated by race or ethnicity.

**Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.**

There are 22 chronic homeless, 43 were homeless more than two years, 34 longer than two years, the homeless are 75% male 25% female with 9% veterans.

**Discussion:**

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

The City of Morgantown has allocated its CDBG funds based on: principally benefiting Low/Mod income persons; or an activity in which predominantly low- and moderate-income areas or which has a presumed benefit; or an activity with an income requirement of low- and moderate income persons. Affordable/Accessible Housing is the first unmet need in Morgantown and may provide a challenge for individuals who may have limitations because of age, mental or physical disabilities, substance abuse and HIV/AIDS. Barriers to independent living are varied from affordable housing and rents, accessibility in multi-unit rental property, rehabilitation and retrofitting for those who own their homes. Assisted living also presents an issue for individuals who may be living independently but requires assistance with daily activities or travel outside their home. Transportation is a challenge for many for various reasons. Adequate level of care for the elderly, substance addicted individuals and persons living with HIV/AIDS are another under-served need in the City. Employment and Job Training is an underserved need identified as many individuals dealing with limitations found in this subgroup do not have the requisite skills to obtain or maintain employment. The reduction in Federal CDBG funds reduces the City's financial resources to meet the under-served needs in Morgantown.

### **Describe the characteristics of special needs populations in your community:**

There are 22 chronic homeless, 43 were homeless more than two years, 34 longer than two years, the homeless are 75% male 25% female with 9% veterans.

### **What are the housing and supportive service needs of these populations and how are these needs determined?**

Population Served by the Bartlett House Morgantown's Emergency Shelter 2011, 478, 2012, 663 Persons served a 28% increase. Under 18 2011, 42, 2012, 85, a 51% increase

### **Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:**

The region has 280 individuals with HIV/AIDS of these 109 or 39% have unmet needs, 81% are white, non Hispanic, 19% Black non-Hispanic. The largest age group are 25-44 years old, 57%, 13-24 years old, 22%, 45-65 years old, 18%. 76% are male, 24% female.

### **Discussion:**

The chronic homeless in Morgantown tend to have a dually diagnosed issue. In many cases it may be a physical ailment in conjunction with alcoholism, drug abuse, HIV/AIDS, or a mental disorder such as

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The City of Morgantown is not in need of public facilities. The public facilities are in need of ADA compliance improvements. Sidewalks need constructed and brought into compliance with the American's with Disabilities Act in all low-mod census tracts.

### **How were these needs determined?**

The City did a study in the summer of 2013 to determine where the greatest need for public transportation access was needed. The plan identified eight areas of need in Greenmont, Wiles Hill and Woodburn neighborhoods.

### **Describe the jurisdiction's need for Public Improvements:**

Many of the sidewalk and recreational facilities about forty plus years old. Most need general maintenance all need to be brought into compliance with the ADA.

### **How were these needs determined?**

Periodically the City has interns study the needs of the community to determine where the greatest need of accessibility is located. In 2012 an intern looked at the Wiles Hill, Woodburn, Jerome Park, and Greenmont neighborhoods to identify sidewalk accessibility and bus stop needs on bus routes through the neighborhood.

### **Describe the jurisdiction's need for Public Services:**

According to the 2010 Census, there are approximately 11,700 households in Morgantown. Two-thirds of those households are non-family households, which includes unrelated persons living together or individuals living alone. The remaining 33 percent of households are family households.

|                       |     |
|-----------------------|-----|
| Family Households     | 33% |
| Non-family Households | 67% |
| Husband & Wife        | 23% |



|                          |     |
|--------------------------|-----|
| Child                    | 7%  |
| No-child                 | 15% |
| Single Head of Household | 10% |
| Male                     | 3%  |
| Child                    | 1%  |
| No-child                 | 2%  |
| Female                   | 7%  |
| Child                    | 3%  |
| No-child                 | 4%  |

The ACS provides the most recent income information on Morgantown's households and families. Communities with universities households include students living together. As such, it is not surprising that a large discrepancy exists between the city's median household income of \$26,641 and the median family income of \$67,949. Nearly half of all households in the city earn less than \$25,000 per year.

According to the ACS, 34 percent of Morgantown residents live in poverty. This is much higher than both the state (17 percent) and national (14 percent) averages because of the large student population in the city.

West Virginia has a higher percent of the population with disabilities than other state in the nation, as nearly 410,000 residents in the state cite a disability. 15 percent of Morgantown residents reported being disabled compared with 24 percent statewide, sensory disabilities were the most common type of disability cited by residents.

Morgantown's lowest income renters are served by the FMHA through the Section 8 Housing Choice Voucher program. The FMHA owns no public housing units in Morgantown. There are subsidized/income restricted units in Morgantown, which are funded by a variety of subsidies, such as through HUD's Section 202 program. According to the FMHA, upon receipt of a Section 8 Voucher, Voucher holders have 60 days to find a rental unit. Families with a Voucher are responsible for finding their own rental unit. The FMHA maintains a list of landlords who have expressed interested in providing units to Section 8 recipients.

### **How were these needs determined?**

The City collaborates with many social service agencies assisting persons living at or below the poverty level. The city supports community enhancement programs through its Community Development Block Grant program in order to improve the living environments of low to moderate-income persons, specifically improving the lives of low to moderate income youth in order to break the cycle of poverty. Many of these programs are designed to assist low to moderate-income individuals and families by improving education, job skills and offering after school programs for working parents. The housing programs do not raise the income level above poverty it does however provide relief to low to moderate-income homeowners and renters with improvements to homes and rental units bettering their living environment.

The City will collaborate with private non-profit social service agencies throughout the community to address anti-poverty programs. These organizations have many years of experience and service to the community in addressing the needs of the homeless, elderly, persons with disabilities, substance abuse, AIDS/HIV and their families. Their expertise and program development is critical in identifying and addressing these needs in the community.

The frail elderly have limitations that require them to seek assistance with self-care or going outside the home. The elderly are challenged with a number of difficulties in the Morgantown area. They comprise 31.0% of the homeowners in the City and of those 27.0% qualify as low to very low-income households. Researchers have found that 36% of low-income persons, 75 years of age and older, living in affordable housing, were likely to need assistance with at least one Activity of Daily Living (ADL) or Instrumental Activity of Daily Living (IADL). Eleven percent of this population was cognitively disabled. By providing supportive services to frail elderly, state and local governments have a much better chance at delaying nursing home placement, which would most likely result in less government spending for long-term care services.

It's estimated that there are 1,986 residents with severe mental illness and another 402 are developmentally disabled and may have trouble securing permanent employment and housing to meet their individual needs. Many of these people need assistance in becoming educated on how to live independently, securing and maintaining employment, secure accessible housing and transportation.

Morgantown has an estimated population of 581 individuals 12 years and older abusing alcohol and 327 individuals 12 years and older abusing illicit drugs. People having problems with substance abuse tend to have trouble securing and maintaining steady employment this in turn results in an inability to secure decent housing. People living with abuse problems usually need a more structured environment, several agencies provide counseling and day use services within the City for this purpose.

Persons living with HIV/AIDS and their families face a multitude of issues to maintain an independent lifestyle. Many of those residents with HIV/AIDS suffer from multiple problems of substance abuse and mental problems along with HIV/AIDS. This group has needs of maintaining control with their situation due to cost of medication, transportation and housing. This group like persons with substance abuse may be on the verge of homelessness.



# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

Morgantown is the home of West Virginia University (WVU). The city's socioeconomic profile is heavily influenced by the student population, which reached nearly 30,000 in 2012. Incomes in the city appear low, poverty rates are high, the household composition is dominated by non-family households, and the proportion of residents with disabilities trails the state average. Therefore, aggregate statistics do not accurately reflect the characteristics of nonstudent residents in Morgantown, identifying the needs of local residents challenging.

Much of the stability in the city is attributed to its strong local economy rooted in WVU. In December 2009, the Morgantown Metropolitan Statistical Area (MSA) boasted the lowest unemployment rate in the U.S. In the last five years, unemployment rates have trailed state and national unemployment rates by notable margins. The city's diverse economy contains many jobs in industries that are considered recession-resilient, such as education and government.

Although WVU provides a stabilizing force in the city, it also creates challenges for residents not associated with the university. The city's housing market has developed almost solely to accommodate the demands of college students. Rental rates are high and apartment units contain amenities attractive to college students (e.g., gym, pools), rather than to families or permanent residents looking for long-term rental opportunities. Furthermore, new development has given little attention to overall accessibility and transit accessibility for seniors and persons with disabilities. Although not intentional, WVU has created housing challenges for Morgantown's permanent residents.

Greater Morgantown accounts for approximately 75.6% of the population of Monongalia County. The city of Morgantown is the county seat of Monongalia County. The county is located in North Central West Virginia and is adjacent to the Pennsylvania State Line. The population is dominated by the "white" ethnicity, which comprises more than 89% of the entire population. "Asians" represent 3.5% of the population, while "blacks" represent 4.4%.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

Based on a 2010 update of the 2000 Census, of the 30,923 total housing units in the market, 13.0% were vacant. In 2010, it was estimated that homeowners occupied 46.9% of all occupied housing units, while the remaining 40.1% were occupied by renters. By 2015, the percentage of rents is expected to be 39.5%. The share of renters is considered high as national statistics indicated that approximately one-third of all households are renters. However, the area is influenced by college students attending college. Gross rents range from \$320 to \$2,308. This large differential in the gross rents reflects the influence of student housing, which is typically rented on a per-bedroom basis.

### All residential properties by number of units

| Property Type                   | Number        | %           |
|---------------------------------|---------------|-------------|
| 1-unit detached structure       | 5,455         | 46%         |
| 1-unit, attached structure      | 214           | 2%          |
| 2-4 units                       | 2,862         | 24%         |
| 5-19 units                      | 1,602         | 14%         |
| 20 or more units                | 1,347         | 11%         |
| Mobile Home, boat, RV, van, etc | 281           | 2%          |
| <b>Total</b>                    | <b>11,761</b> | <b>100%</b> |

Table 27 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

### Unit Size by Tenure

|                    | Owners       |             | Renters      |             |
|--------------------|--------------|-------------|--------------|-------------|
|                    | Number       | %           | Number       | %           |
| No bedroom         | 29           | 1%          | 163          | 3%          |
| 1 bedroom          | 78           | 2%          | 1,386        | 25%         |
| 2 bedrooms         | 751          | 19%         | 2,018        | 37%         |
| 3 or more bedrooms | 3,032        | 78%         | 1,943        | 35%         |
| <b>Total</b>       | <b>3,890</b> | <b>100%</b> | <b>5,510</b> | <b>100%</b> |

Table 28 – Unit Size by Tenure

Data Source: 2006-2010 ACS

### Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

The Fairmont/Morgantown Housing Authority currently manages 1117 Housing Choice Vouchers in Monongalia County. Nearly 86% of these Vouchers are in use in Morgantown, with another 9.4% in Westover. The remaining 27 Vouchers are scattered throughout eight different communities. The

waiting list stands at 518 and has been at this level for several years. The fact that a waiting list exists indicates that there is an unmet need, since Housing Choice Vouchers pay rent that exceeds 30% of the households income, households may be seeking a way to reduce their housing costs even though they are presently adequately housed.

**Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.**

The FMHA follows standard HUD rules in administering its Section 8 Voucher program. For a family to qualify, their gross income must be considered very low income by HUD standards for the Morgantown area. Applicants must obtain and submit an application to one of the FMHA offices. Once the application has been submitted, applicants are put on a waitlist for one of the FMHAs 503 Vouchers. According to the FMHAs website, preference is given to families who have a disabled family member and families in federally declared disaster situations.

The available Section 8 Vouchers are 1117, 1019 of which are actively being assisted, leaving 98 to be used to assist qualifying families. FMHA ability to lease all 1117 vouchers has been restricted by our budget for several years now. The loss of affordable housing results from the inability to support all the Section 8 Vouchers by the FMHA than the loss of units.

Once an applicant has cleared the waitlist, their eligibility is verified with the FMHA and eligibility recipients are provided an orientation to further explain the program. The orientation is only offered in Fairmont. According to the FMHA, upon receipt of a Section 8 Voucher, Voucher holders have 60 days to find a rental unit. If recipients have not located a unit within the 60 days, they may file for one 60 day extension. This extension must be filed before the initial 60 day period has expired.<sup>1</sup> Families with a Voucher are responsible for finding their own rental unit. The FMHA maintains a list of landlords who have expressed interested in providing units to Section 8 recipients.

It could be assumed that there may be somewhere between 400- 500 affordable housing losses due to the funding cuts to Section 8.

**Does the availability of housing units meet the needs of the population?**

The FMHA owns no public housing units in Morgantown. The FMHA does own 136 apartments in seven separate developments in nearby Fairmont. There are subsidized/income restricted units in Morgantown, which are funded by a variety of subsidies, such as through HUD's Section 202 program. According to the 2010 Census, 4 percent of the citys residents are African American; 13 percent of Voucher holders and 22 percent of wait listed households are African American, indicating high participation in the Section 8 program by the citys African American residents. Thirty-one percent of Voucher holders have disabilities, and more than half are families with children (57 percent). The waiting list for Housing Choice Vouchers is approximately 800 names long and has been at this level for several years. It is difficult to know whether or not this represents a true need for affordable housing.

First, it is possible that multiple people from the same household are on the list. Second, it is possible that people on the list are adequately housed, but prefer the flexibility of tenant-based Rental Assistance over project-based assistance. Nevertheless, the fact that a waiting list exists indicates that there is an unmet need. Third, since Housing Choice Vouchers pay rent that exceeds 30% of the households income, households may be seeking a way to reduce their housing costs even though they are presently adequately housed.

### **Describe the need for specific types of housing:**

There are currently over 30,000 housing units in Greater Morgantown. Of these, there are over 14,000 that are owner-occupied, which equates to 46.9% of all housing units. In 2010, over 66.3% of owner-occupied housing structures are valued over \$100,000, while only 25.1% are valued over \$200,000 and just 9.9% are valued over \$300,000. The Greater Morgantown single-family housing market had such modest production both before and during the Great Recession, it actually appears to be unaffected by the forces that proved so challenging in other markets. Home sales for development have never exceeded the rate of 14.8 per month, or 178 per year, which the market saw in 2008 during the recession.

### **Discussion**

The available Section 8 Vouchers are 1117, 1019 of which are actively being assisted, leaving 98 to be used to assist qualifying families. The waiting list stands at 518. There are 100 families that have been invited to orientation, and are thus not counted in the 518. And we have roughly 60 families that have already come to orientation and are currently being processed.

FMHA ability to lease all 1117 vouchers has been restricted by our budget for several years now.

## MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

### Introduction

Homes in the Union area, which is northeast Greater Morgantown and includes Cheat Lake, consistently have the highest annual median sales price. The median sales price has only dropped below \$200,000 in 2005 and 2011, but in both cases it remained in the \$190,000s.

Brookhaven and Morgan (the unincorporated area in the center of Greater Morgantown) both tend to have annual median home sales values above \$150,000 throughout the study period, although values fall off slightly in Brookhaven during 2006 and 2007 (\$135,000 and \$133,000 respectively).

Grant (the western unincorporated portion of Greater Morgantown) and Westover exhibit similar annual median home price variations as Monongalia County. Price in Grant peaked in 2009 at \$157,500 and had their weakest year in 2006 at \$61,700. Westover was slightly more consistent, varying between a high of \$118,500 in 2009 and a low of \$79,000 in 2005. Monongalia County also had its high sales prices in 2009 at \$138,000 and its lowest year in 2005 at \$97,000.

Cassville has many of the lowest annual median sales prices, but on average, there are less than 9 home sales per year. The number of sales combined with the fact that sales prices move from \$35,000 to \$130,000 and back down to \$43,000, makes it difficult to provide any meaningful analysis.

As is common in most American cities, an inverse bid rent curve exists. That is to say with the exception of a few gentrified urban neighborhoods, Suncrest, South Park and Evansdale in the case of Morgantown, the highest housing values are found in the suburbs of a region. In Greater Morgantown, Cheat Lake has the highest housing values.

### Cost of Housing

|                      | Base Year: 2000 | Most Recent Year: 2010 | % Change |
|----------------------|-----------------|------------------------|----------|
| Median Home Value    | 92,900          | 0                      | (100%)   |
| Median Contract Rent | 379             | 0                      | (100%)   |

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

| Rent Paid       | Number       | %             |
|-----------------|--------------|---------------|
| Less than \$500 | 2,659        | 48.3%         |
| \$500-999       | 2,248        | 40.8%         |
| \$1,000-1,499   | 409          | 7.4%          |
| \$1,500-1,999   | 174          | 3.2%          |
| \$2,000 or more | 20           | 0.4%          |
| <b>Total</b>    | <b>5,510</b> | <b>100.0%</b> |



**Table 30 - Rent Paid**

Data Source: 2006-2010 ACS

**Housing Affordability**

| % Units affordable to Households earning | Renter       | Owner        |
|--|--------------|--------------|
| 30% HAMFI                                | 460          | No Data      |
| 50% HAMFI                                | 2,155        | 175          |
| 80% HAMFI                                | 4,165        | 685          |
| 100% HAMFI                               | No Data      | 1,034        |
| <b>Total</b>                             | <b>6,780</b> | <b>1,894</b> |

**Table 31 – Housing Affordability**

Data Source: 2006-2010 CHAS

**Monthly Rent**

| Monthly Rent (\$) | Efficiency (no bedroom) | 1 Bedroom | 2 Bedroom | 3 Bedroom | 4 Bedroom |
|-------------------|-------------------------|-----------|-----------|-----------|-----------|
| Fair Market Rent  | 0                       | 0         | 0         | 0         | 0         |
| High HOME Rent    | 0                       | 0         | 0         | 0         | 0         |
| Low HOME Rent     | 0                       | 0         | 0         | 0         | 0         |

**Table 32 – Monthly Rent**

Data Source Comments:

**Is there sufficient housing for households at all income levels?**

The number of new housing units required for households earning between 0% and 40% AMHI is 311, approximately 62 units per year. Some 67 units affordable to households earning between 41% and 60% AMHI will be needed, which equals 13.4 units per year. Additionally, 6.4 units are needed to meet the annual demand for renters earning between 61% and 100% AMHI. This equates to 32 units over the five-year period. Note that this calculation only represents the required demand and not desired demand. Overall desired demand is likely higher as it involves emotional choices that cannot be quantified.

Over the next five years when excluding the student population, there will be a surplus of 163 housing units affordable to households earning between 0% and 40% AMHI. Some 47 units affordable to households earning between 41% and 60% AMHI will be needed over the next five years, which equals just fewer than 10 per year. Additionally, 6.4 units are needed to meet the annual demand for renters earning between 61% and 100% AMHI. This equates to 32 units over the five-year period.

## **How is affordability of housing likely to change considering changes to home values and/or rents?**

The barriers to affordable housing that exist in Greater Morgantown are not uncommon in small to medium-sized communities; especially those that are largely defined by the presence of a major university. Challenges are rarely created by an unwillingness to engage in affordable housing development by either the public or the private sector, but the lack of resources required for successful developments to occur. This resource deficiency tends to manifest itself around three categories: production capacity issues, financial challenges or cost impediments to the individual(s) in the household.

### **Production**

These types of barriers can be either financial or non-financial. Non-financial barriers include inadequate or insufficient sites, lack of access to labor, lack of access to materials, inability to procure adequate infrastructure, lack of neighborhood or municipal support or a simple deficiency of knowledge regarding affordable housing production. Financial barriers include labor costs (prevailing wage can be an issue), land costs, material costs, relocation costs (some activities can trigger the Uniform Relocation Act) and other associated development costs.

### **Financial**

Affordable housing as a public policy began when communities concluded that despite their state of employment, education or other factors, individuals were still unable to overcome the costs associated with occupying housing. These costs are driven by local supply and demand issues as well as total development costs. Access to reasonably priced capital for the developer and the occupant, as well as knowledge about short- and long-term incentives, can also affect the housing finances.

### **Cost to the Individual**

This challenge is less prevalent in rental housing, especially multifamily, but it still can occur. According to the Department of Housing and Urban Development (HUD) housing costs are generally considered to be excessive when the rent or mortgage (including taxes and insurance) plus utilities exceed 30% of the occupant's gross income. When housing costs exceed this parameter, the housing is no longer considered affordable. However, households regularly exceed this parameter to seek housing they want or desire. Obviously, income varies from person to person and from family to family, so market-rate housing can have a sliding scale of affordability.

## **How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?**

Actual Rents in Morgantown are much higher especially for multi-bedroom houses or apartments. This has a negative impact on families.

| <b>Actual Rents</b> | EFF   | 1 BR  | 2BR   | 3BR     | 4BR     |
|---------------------|-------|-------|-------|---------|---------|
|                     | \$566 | \$749 | \$844 | \$1,258 | \$2,156 |
|                     | Eff.  | 1 BR  | 2BR   | 3BR     | 4BR     |

## Discussion

The challenge in making housing, both owner homes and rental units affordable in Morgantown is to address the market pressures. As can be seen from the actual rents in Morgantown compared to the FMR student housing puts pressure on affordable housing. To secure an affordable rent many very low and low income individuals and families have to move to the outlying areas where bus service may not exist creating transportation issues.

Students make up a significant amount of the lowest income renter population and must be eliminated from the household counts when computing housing need. Although they are often classified as the lowest income renter households, they tend not to exhibit any of the social challenges, generational poverty and underemployment. They are often being supported by their parents, student loans or scholarships that supplement their academic, shelter and food costs. However, the entire student body cannot simply be extracted from the demographics, as not all of them impact the count of lowest income households that are permanent to Greater Morgantown.

The number of new housing units required for households earning between 0% and 40% AMHI is 311, approximately 62 units per year. Some 67 units affordable to households earning between 41% and 60% AMHI will be needed, which equals 13.4 units per year. Additionally, 6.4 units are needed to meet the annual demand for renters earning between 61% and 100% AMHI. This equates to 32 units over the five-year period. Note that this calculation only represents the required demand and not desired demand. Overall desired demand is likely higher as it involves emotional choices that cannot be quantified.

## **MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

### **Introduction**

The city of Morgantown is divided into many different neighborhoods, all with their own set of unique characteristics and demographics. Some neighborhoods, such as Suncrest, South Park and Evansdale exhibit higher homeownership rates and median household income. Sunnyside, South Park and Wiles Hill have seen an expansion in the student population, which resulted in the conversion of traditional single-family housing stock into multi-student rentals. Other neighborhoods, like Jerome Park and Greenmont are dominated by rental and housing and have lower household incomes. The same thing can be said of the communities in Greater Morgantown that are located outside of the city of

Morgantown. Brookhaven, Cheat Lake and Star City have the highest household incomes and homeownership rates in Greater Morgantown while Cassville, Granville and Westover have comparatively lower incomes with less homeowners.

The number of new housing units required for households earning between 0% and 40% AMHI is 311, approximately 62 units per year. Some 67 units affordable to households earning between 41% and 60% AMHI will be needed, which equals 13.4 units per year. Additionally, 6.4 units are needed to meet the annual demand for renters earning between 61% and 100% AMHI. This equates to 32 units over the five-year period.

Over the next five years when excluding the student population, there will be a surplus of 163 housing units affordable to households earning between 0% and 40% AMHI. Some 47 units affordable to households earning between 41% and 60% AMHI will be needed over the next five years, which equals just under 10 per year. Additionally, 6.4 units are needed to meet the annual demand for renters earning between 61% and 100% AMHI. This equates to 32 units over the five-year period.

### **Definitions**

The City housing stock is significantly older than that of the County. Over 64% of the housing stock in the City was constructed during or before 1960. The City experienced its largest decade of growth during the 1960's (1,377 units). During the 1990's, the City added 512 units. There are two factors influencing this phenomenon; the lack of developable land within the City limits and the perceived inconveniences on developers to build according to housing codes in the City not required outside the City in the County. Developers are forced to acquire property, demolish it and rebuild. For this reason, the cost of constructing new housing is expensive.

The number of new housing units required for households earning between 0% and 40% AMHI is 311, approximately 62 units per year. Some 67 units affordable to households earning between 41% and 60% AMHI will be needed, which equals 13.4 units per year. Additionally, 6.4 units are needed to meet the annual demand for renters earning between 61% and 100% AMHI. This equates to 32 units over the five-year period. Note that this calculation only represents the required demand and not desired

demand. Overall desired demand is likely higher as it involves emotional choices that cannot be quantified.

Older non-student occupied neighborhoods are dominated with older houses in need of rehabilitation. Many property owners do not have the financial resources to maintain their homes and face situations that threaten health and safety requiring emergency repair. Housing in poor condition this is most evident in rental property. Low and moderate-income persons are faced with poor housing choices because of the housing demand and the high rent structure. There is little incentive for a landlord to improve property condition, especially exterior appearances.

The lack of accessible and barrier-free housing for the elderly and disabled is also a pressing need for the community. The person who wishes to remain in their home as they age and become less mobile and the disabled who wish to reside in non-congregate handicapped accessible housing find it difficult to do so because of the inaccessibility of much of Morgantown's housing stock. Many of Morgantown's elderly wish to "age in place" in an apartment or their own home and require assistance to make their home or apartment barrier free.

Morgantown has a need to aid low and moderate-income families and individuals in the rehabilitation/preservation of renter- or owner-occupied housing through low-interest rehabilitation financing for low- and moderate-income residents.

### Condition of Units

| Condition of Units             | Owner-Occupied |            | Renter-Occupied |             |
|--------------------------------|----------------|------------|-----------------|-------------|
|                                | Number         | %          | Number          | %           |
| With one selected Condition    | 437            | 11%        | 2,964           | 54%         |
| With two selected Conditions   | 11             | 0%         | 10              | 0%          |
| With three selected Conditions | 0              | 0%         | 0               | 0%          |
| With four selected Conditions  | 0              | 0%         | 0               | 0%          |
| No selected Conditions         | 3,442          | 88%        | 2,536           | 46%         |
| <b>Total</b>                   | <b>3,890</b>   | <b>99%</b> | <b>5,510</b>    | <b>100%</b> |

Table 33 - Condition of Units

Data Source: 2006-2010 ACS

### Year Unit Built

| Year Unit Built | Owner-Occupied |            | Renter-Occupied |             |
|-----------------|----------------|------------|-----------------|-------------|
|                 | Number         | %          | Number          | %           |
| 2000 or later   | 195            | 5%         | 855             | 16%         |
| 1980-1999       | 474            | 12%        | 835             | 15%         |
| 1950-1979       | 1,687          | 43%        | 2,079           | 38%         |
| Before 1950     | 1,534          | 39%        | 1,741           | 32%         |
| <b>Total</b>    | <b>3,890</b>   | <b>99%</b> | <b>5,510</b>    | <b>101%</b> |

**Table 34 – Year Unit Built**

Data Source: 2006-2010 CHAS

**Risk of Lead-Based Paint Hazard**

| Risk of Lead-Based Paint Hazard                       | Owner-Occupied |     | Renter-Occupied |     |
|---|----------------|-----|-----------------|-----|
|   | Number         | %   | Number          | %   |
| Total Number of Units Built Before 1980               | 3,221          | 83% | 3,820           | 69% |
| Housing Units build before 1980 with children present | 125            | 3%  | 1,800           | 33% |

**Table 35 – Risk of Lead-Based Paint**

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

**Vacant Units**

|                          | Suitable for Rehabilitation | Not Suitable for Rehabilitation | Total |
|--------------------------|-----------------------------|---------------------------------|-------|
| Vacant Units             | 0                           | 0                               | 0     |
| Abandoned Vacant Units   | 0                           | 0                               | 0     |
| REO Properties           | 0                           | 0                               | 0     |
| Abandoned REO Properties | 0                           | 0                               | 0     |

**Table 36 - Vacant Units**

Data Source: 2005-2009 CHAS

**Need for Owner and Rental Rehabilitation**

The students are dictating the market price for housing and the availability of rental housing for non-students, especially low-income families whom usually pay more than 30% of their income for housing. Parents of students are also purchasing single-family homes and renting them to other students. Parents have found that the rents collected pay for the mortgage, utility costs, and taxes. It is less expensive for their child to live in single family homes than to pay for rent to a private landlord. This has created a demand for property, raised the purchase price of homes, and caused a hardship for lower-income families who wish to purchase a home.

**Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

The Fairmont/Morgantown Housing Authority currently manages 576 Housing Choice Vouchers in Monongalia County. Nearly 86% of these Vouchers are in use in Morgantown, with another 9.4% in Westover. The remaining 27 Vouchers are scattered throughout eight different communities. The waiting list for Housing Choice Vouchers is approximately 800 names long and has been at this level for

several years. The fact that a waiting list exists indicates that there is an unmet need, since Housing Choice Vouchers pay rent that exceeds 30% of the household's income, households may be seeking a way to reduce their housing costs even though they are presently adequately housed.

## **Discussion**

There are a number of variables to the housing market in Morgantown;

1. Housing cost especially for low and moderate income individuals and families.
2. Affordable rents for low and moderate income families and individuals.
3. Affordable rents for the homeless to allow rapid rehousing of them

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

Morgantown has no public housing

### Totals Number of Units

|  | Program Type |           |                |          |                |               |                                     |                            |            |
|--|--------------|-----------|----------------|----------|----------------|---------------|-------------------------------------|----------------------------|------------|
|  | Certificate  | Mod-Rehab | Public Housing | Vouchers |                |               |                                     |                            |            |
|  |              |           |                | Total    | Project -based | Tenant -based | Special Purpose Voucher             |                            |            |
|  |              |           |                |          |                |               | Veterans Affairs Supportive Housing | Family Unification Program | Disabled * |
| # of units vouchers available  |              |           |                | 210      |                |               | 0                                   | 0                          | 333        |
| # of accessible units  |              |           |                |          |                |               |                                     |                            |            |
| *includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition |              |           |                |          |                |               |                                     |                            |            |

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:



## Public Housing Condition

| Public Housing Development | Average Inspection Score |
|----------------------------|--------------------------|
|                            |                          |

Table 38 - Public Housing Condition

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

**Discussion:**

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The causes of homelessness are varied and complex. In order to create a lasting solution to such a complex social problem, all organizations – service providers, government, business, law enforcement – need to coordinate their efforts and work together around a clearly defined goal. In order to achieve this goal, there is a need for a separate organization (A Backbone Organization) whose sole purpose is to coordinate the community-wide efforts, develop a common agenda, assist in creating data sharing and measurement standards, facilitate continuous, open communication, and keep all agencies aligned with the common agenda.

The Homeless Management Information System (HMIS) is a web-based software application that homeless assistance providers use to coordinate care, manage their operations, and better serve those at risk of or experiencing homelessness. Federal regulations now require all agencies offering homeless services to use HMIS, even if they are not receiving federal funds. This shared information system is the only way to ensure that the efforts of all agencies are coordinated. It is also necessary in order to have complete data by which to measure the outcomes of our efforts. Such measurements are a requirement for the community to assess its progress and to continue to receive federal funds.

### Facilities and Housing Targeted to Homeless Households

|   | Emergency Shelter Beds          |                                    | Transitional Housing Beds | Permanent Supportive Housing Beds |                   |
|---|---------------------------------|------------------------------------|---------------------------|-----------------------------------|-------------------|
|   | Year Round Beds (Current & New) | Voucher / Seasonal / Overflow Beds | Current & New             | Current & New                     | Under Development |
| Households with Adult(s) and Child(ren) | 72                              | 0                                  | 10                        | 16                                | 0                 |
| Households with Only Adults             | 0                               | 0                                  | 4                         | 0                                 | 0                 |
| Chronically Homeless Households         | 0                               | 0                                  | 0                         | 0                                 | 0                 |
| Veterans                                | 0                               | 0                                  | 0                         | 0                                 | 0                 |
| Unaccompanied Youth                     | 0                               | 0                                  | 0                         | 0                                 | 0                 |

**Table 39 - Facilities and Housing Targeted to Homeless Households**

**Data Source Comments:** The Bartlett House Emergency Shelter has 72 beds that are adjusted based on need. Homeless families with children get first priority.



**Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons**

The Milan Puskar Health Right provides free services to homeless and low income individuals and families in Morgantown. The Bartlett House Homeless Shelter works with clients in locating employment to assist with housing and other needs.

**List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.**

Bartlett House 72 beds, West Run Facility has 20 permanent and transitional housing, Colligo House 6, Caritas HIV/AIDS shelter 4

## **MA-35 Special Needs Facilities and Services – 91.210(d)**

### **Introduction**

Morgantown has four shelters used for homelessness.

1. Bartlett House and emergency shelter
2. West Run Shelter, transitional and permanent housing
3. Colligo House, permanent shelter for dually diagnose individuals
4. Cartias House shelter for individuals with HIV/AIDS

**Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs**

Valley HealthCare Counseling for substance abuse, addiction and recovery, Counseling for co-dependency, adult children of alcoholics/addicts, and family members, Counseling for substance abuse/addiction and recovery, Counseling for children of alcoholics/addicts, Counseling for substance abuse, addiction and recovery, Counseling for co-dependency, adult children of alcoholics/addicts, and family members; Alpha Chemical Dependency Treatment Unit (ACT Unit):Community-based residential addiction treatment program for adult male and females with a primary diagnosis of chemical dependence.

New Beginnings Extended Care Program for Women:A specialized extended care program for adult women with a primary diagnosis of chemical dependence that focuses on long-term problems of abuse and the special needs of women in recovery.

The Developmental Disabilities Division serves individuals throughout their life span who meet the federal definition of Developmental Disability--that is: persons who have mental retardation or other severe, chronic disability which is attributable to a mental or physical disability; manifested before the age of 22; likely to continue indefinitely; and substantially limits functioning in three or more major life areas (e.g., self-care, language, mobility, economic). Valley HealthCare System, we understand the process of crisis services. Valley offers a wide range of services for adolescents, adults and families who are experiencing problems and are unable to cope without assistance.

Chestnut Ridge Center is a leading regional referral center for treatment of psychiatric illness and addiction for adults, adolescents, and children. It offers a continuum of care through outpatient, partial hospitalization, inpatient, and residential treatment services.

Alcoholics Anonymous/Narcotics Anonymous; There are two types of alcoholics anonymous meetings – the open meeting and the closed meeting. The open meetings will have speakers who will talk about

how they drank, how AA helped them and people will share experiences. Family members and people interested in AA are welcome to attend open meetings.

Bartlett House addresses homeless issues on several levels; first by providing for emergency food, shelter and medical referrals; second by providing one-to-one comprehensive case management; and third by providing transitional and permanent supportive housing. All programs aim to break the cycle of homelessness by providing its residents with the tools and resources needed to maintain stable, permanent housing, economic responsibility, independence and self-sufficiency. We are committed to providing shelter that meets a person's basic needs in an atmosphere where people are treated with dignity and respect.

Milan Puskar Health Right; Primary health care: The professional staff is an experienced team of physicians, nurse practitioners, physician assistants, RNs, LPNs, medical assistants, social workers, and therapists. Medication assistance: More than 55,000 prescriptions are filled each year.

The staff includes pharm techs, patient assistance program specialists, and medical and pharmacist volunteers.

Specialty clinics: Clinics are offered on diabetes, pulmonary, infectious disease, cardiology, psychiatry, women's health, and HIV testing. Limited dental care: Preliminary dental screenings are provided and patients are referred to the WVU School of Dentistry and to community dentists. Mental health and outreach: Counseling services are available on site to individuals as well as to families. Social workers and medical staff take limited services to monthly shelters and soup kitchens.

### **Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Valley Mental Health in Morgantown;

Supported Housing;

Supported Housing is a program developed to increase and enhance our consumers' independent living status. Supported Housing is an in-home/community service that is used to support consumers and to integrate them back into the community. This program is usually a long-term program in which we teach consumers new skills to increase their functioning and help them lead more independent lives outside of our services. We work toward teaching consumers how to take care of their home, cook for themselves, access transportation services, take care of their medications and medical appointments, take care of daily grooming and bathing activities and to show them new resources within the community that they can access for support.

Clubhouse;

The Clubhouse is a safe and structured environment and is a "Drop in Center" that was brought into existence in August 2001, due to the many changes brought on by managed care for the severe and chronically mentally ill. The goals of The Clubhouse are to preserve stable mental health; decrease stigmatization associated with the mentally ill, and increase integration into the community.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The lack of accessible and barrier-free housing for the elderly and disabled is also a pressing need for the community. The person who wishes to remain in their home as they age and become less mobile and the disabled who wish to reside in non-congregate handicapped accessible housing find it difficult to do so because of the inaccessibility of much of Morgantown's housing stock. Many of Morgantown's elderly wish to "age in place" in an apartment or their own home and require assistance to make their home or apartment barrier free.

Through MHA we have the experience in the community to deliver housing programs to low-income persons, thereby meeting several key housing needs that have a significant effect on the quality of housing in our community. These housing issues include; the rehabilitation of owner occupied homes, emergency home repair, the rehabilitation and repair of existing rental properties serving low and moderate-income persons, and the removal of physical barriers and adaptation of homes and apartments to improve accessibility for the disabled and elderly.

**For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))**

Barrier Free Program to aid elderly and disabled residents. Many of these individuals reside in homes and apartments that are not accessible or do not have the necessary adaptive amenities that would promote initial or continued occupancy. Many disabled persons cannot find rental units that meet their needs and promote independence. To increase the availability and accessibility of quality housing for the disabled, the Barrier Free Program will provide an owner occupied household or rental property owners who rent or wish to rent to the elderly or disabled, to modify the residential unit a one-time grant of up to \$5,000 for qualified improvements.

## **Housing**

Community Development Block Grant will fund a program for housing to include: housing rehabilitation single owner and rental, an emergency home repair, a housing accessibility, a down payment assistance and a lead paint testing/abatement, also providing infrastructure development using CDBG funding to

offset the cost of storm water retention, water, and sewer and sidewalk projects to help offset these cost for affordable housing.



## **MA-40 Barriers to Affordable Housing – 91.210(e)**

### **Negative Effects of Public Policies on Affordable Housing and Residential Investment**

The city's land use code creates no obvious barriers to fair housing. The city recently passed a definition of "functional family," which was primarily in response to the recent trend of college students moving into traditionally non-student neighborhoods.

Affordable housing and public housing review. The FMHA has no public housing units in Morgantown. The FMHA administers 503 Section 8 Vouchers, which are concentrated in certain portions of the city, as well as used outside of Morgantown. Social service stakeholders, residents and housing professionals all suggested that it is difficult to use Section 8 Vouchers in Morgantown because of an overall lack of affordable and accessible rental units in the city. Furthermore, stakeholders suggested that the FMHA could do a better job of connecting voucher holders with interested landlords in Morgantown.

The barriers to affordable housing that exist in Greater Morgantown are not uncommon in small to medium-sized communities; especially those that are largely defined by the presence of a major university. Challenges are rarely created by an unwillingness to engage in affordable housing development by either the public or the private sector, but the lack of resources required for successful developments to occur. This resource deficiency tends to manifest itself around three categories: production capacity issues, financial challenges or cost impediments to the individual(s) in the household.

Non-financial barriers include inadequate or insufficient sites, lack of access to labor, lack of access to materials, inability to procure adequate infrastructure, lack of neighborhood or municipal support or a simple deficiency of knowledge regarding affordable housing production.

Affordable housing as a public policy began when communities concluded that despite their state of employment, education or other factors, individuals were still unable to overcome the costs associated with occupying housing. These costs are driven by local supply and demand issues as well as total development costs.

This challenge is less prevalent in rental housing, especially multifamily, but it still can occur. According to the Department of Housing and Urban Development (HUD) housing costs are generally considered to be excessive when the rent or mortgage (including taxes and insurance) plus utilities exceed 30% of the occupant's gross income. When housing costs exceed this parameter, the housing is no longer considered affordable. However, households regularly exceed this parameter to seek housing they want or desire. Obviously, income varies from person to person and from family to family, so market-rate housing can have a sliding scale of affordability.

Using subsidy's such as the downpayment assistance program and Low-Income Housing Tax Credit (LIHTC) housing becomes more affordable for the target populations.



## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The Board of Parks and Recreations maintains four parks including two pools and an ice skating rink, and the city airport.

### Economic Development Market Analysis

#### Business Activity

| Business by Sector                            | Number of Workers | Number of Jobs | Share of Workers % | Share of Jobs % | Jobs less workers % |
|---|-------------------|----------------|--------------------|-----------------|---------------------|
| Agriculture, Mining, Oil & Gas Extraction     | 179               | 187            | 3                  | 1               | -2                  |
| Arts, Entertainment, Accommodations           | 1,204             | 3,156          | 19                 | 20              | 1                   |
| Construction                                  | 293               | 449            | 5                  | 3               | -2                  |
| Education and Health Care Services            | 1,706             | 6,259          | 27                 | 41              | 14                  |
| Finance, Insurance, and Real Estate           | 309               | 757            | 5                  | 5               | 0                   |
| Information                                   | 157               | 603            | 2                  | 4               | 2                   |
| Manufacturing                                 | 422               | 233            | 7                  | 2               | -5                  |
| Other Services                                | 292               | 466            | 5                  | 3               | -2                  |
| Professional, Scientific, Management Services | 571               | 1,394          | 9                  | 9               | 0                   |
| Public Administration                         | 5                 | 0              | 0                  | 0               | 0                   |
| Retail Trade                                  | 952               | 1,556          | 15                 | 10              | -5                  |
| Transportation and Warehousing                | 127               | 64             | 2                  | 0               | -2                  |
| Wholesale Trade                               | 216               | 307            | 3                  | 2               | -1                  |
| Total   | 6,433             | 15,431         | --                 | --              | --                  |

**Table 40 - Business Activity**

**Data Source:** 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

|  |        |
|--|--------|
| Total Population in the Civilian Labor Force   | 13,813 |
| Civilian Employed Population 16 years and over | 12,554 |
| Unemployment Rate                              | 9.11   |
| Unemployment Rate for Ages 16-24               | 16.28  |
| Unemployment Rate for Ages 25-65               | 1.80   |

**Table 41 - Labor Force**

Data Source: 2006-2010 ACS

| Occupations by Sector                            | Number of People |
|--|------------------|
| Management, business and financial               | 3,329            |
| Farming, fisheries and forestry occupations      | 545              |
| Service  | 1,341            |
| Sales and office                                 | 1,968            |
| Construction, extraction, maintenance and repair | 823              |
| Production, transportation and material moving   | 313              |

**Table 42 – Occupations by Sector**

Data Source: 2006-2010 ACS

## Travel Time

| Travel Time        | Number        | Percentage  |
|--------------------|---------------|-------------|
| < 30 Minutes       | 10,333        | 89%         |
| 30-59 Minutes      | 1,076         | 9%          |
| 60 or More Minutes | 248           | 2%          |
| <b>Total</b>       | <b>11,657</b> | <b>100%</b> |

**Table 43 - Travel Time**

Data Source: 2006-2010 ACS

## Education:

### Educational Attainment by Employment Status (Population 16 and Older)

| Educational Attainment                      | In Labor Force    |            | Not in Labor Force |
|---|-------------------|------------|--------------------|
|   | Civilian Employed | Unemployed |                    |
| Less than high school graduate              | 324               | 25         | 370                |
| High school graduate (includes equivalency) | 1,053             | 71         | 785                |
| Some college or Associate's degree          | 1,345             | 27         | 650                |

| Educational Attainment      | In Labor Force    |            | Not in Labor Force |
|-----------------------------|-------------------|------------|--------------------|
|                             | Civilian Employed | Unemployed |                    |
| Bachelor's degree or higher | 3,761             | 43         | 723                |

**Table 44 - Educational Attainment by Employment Status**

Data Source: 2006-2010 ACS

#### Educational Attainment by Age

|   | Age       |           |           |           |         |
|---|-----------|-----------|-----------|-----------|---------|
|   | 18–24 yrs | 25–34 yrs | 35–44 yrs | 45–65 yrs | 65+ yrs |
| Less than 9th grade                       | 32        | 58        | 121       | 85        | 194     |
| 9th to 12th grade, no diploma             | 138       | 87        | 110       | 258       | 193     |
| High school graduate, GED, or alternative | 2,866     | 617       | 451       | 841       | 704     |
| Some college, no degree                   | 10,427    | 548       | 443       | 698       | 316     |
| Associate's degree                        | 65        | 83        | 109       | 166       | 69      |
| Bachelor's degree                         | 1,520     | 972       | 307       | 932       | 219     |
| Graduate or professional degree           | 82        | 454       | 670       | 1,192     | 447     |

**Table 45 - Educational Attainment by Age**

Data Source: 2006-2010 ACS

#### Educational Attainment – Median Earnings in the Past 12 Months

| Educational Attainment                      | Median Earnings in the Past 12 Months |
|---|---------------------------------------|
| Less than high school graduate              | 7,557                                 |
| High school graduate (includes equivalency) | 20,614                                |
| Some college or Associate's degree          | 20,513                                |
| Bachelor's degree                           | 33,299                                |
| Graduate or professional degree             | 50,486                                |

**Table 46 – Median Earnings in the Past 12 Months**

Data Source: 2006-2010 ACS

#### Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

The county's largest industry—Education and Health Services—pays an average of \$40,248 annually.<sup>10</sup> Manufacturing and construction jobs pay the largest wages in the county at more than \$60,000 per year. Seventy-eight percent of those jobs were in the private sector, and the remaining jobs were in the government sector.

#### Describe the workforce and infrastructure needs of the business community:

The city's central location within the larger North-Central West Virginia region gives businesses owners a larger market to capture. Only 13 percent of the businesses surveyed depended solely on Morgantown for their sales. Additionally, the University provides a multiplying effect to the local economy and creates a larger, recession resistant consumer pool for the city's businesses.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

West Virginia University's Bureau of Business and Economic Research (BBER) has forecasted positive job growth in all major industry sectors through 2015 for the Morgantown Metropolitan Statistical Area, which includes Monongalia and Preston Counties. The highest rates of growth will be in professional, scientific and technical services (3.7% per annum); construction (2.9%); education and health services (2.4%); and leisure and hospitality (1.8%).

#### LIFE SKILLS PROGRAM

Life Skills Classes are utilized at Bartlett House to educate our clients on a variety of topics relevant to their needs. Topics include everything from balancing a checkbook and development of a budget to shopping on a limited income and interview techniques. By allowing our clients access to these workshops, we, as an agency are able to tap in to the resources offered by other local agencies as well as provide our clients with the tools they will need in the future.

**How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?**

There are many highly-educated people in the community, but an under supply of skilled laborers or trades people. Local businesses face competition for skilled and unskilled labor from drilling operations that offer high wages (these industries are cyclical, so their effect on the labor market varies). There needs to be more emphasis on skills training and promoting existing opportunities.

**Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.**

The Morgantown area has a relatively high concentration of skilled, educated professionals and business service providers that is unique within the state and broader region, excluding the major metropolitan areas of Washington D.C. and Pittsburgh. The presence of the university, along with federal research facilities, no doubt plays a role in attracting these professionals.

Bartlett House the homeless shelter maintains a workstation computer for clients that desire employment. The workstation allows the clients to develop resumes, do job searches and fill out applications. The workstation along with the Life Skills training is programs to help homeless individuals and families become stable and self-sufficient.

Christian Help, Inc is joining forces with AdventureEd in securing grants and funding to retain low and moderate income families beginning 2015.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

No

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

No

**Discussion**

While there is no agency within Morgantown City government which is focused on economic development, there are various organizations and entities involved in economic development throughout Monongalia County and the region. These key economic development agents are described on the following pages.

Arts, cultural and recreational venues help technology and other businesses recruit the “best and brightest” young workers to stay in or move to Morgantown and Monongalia County. An excellent example of recreation-oriented marketing is Eugene, Oregon, a university town that has a strong reputation as the nation’s track and field capital.

Morgantown Area Economic Partnership (MAP) and Monongalia County Development Authority MCDA) The Morgantown Area Economic Partnership (MAP) operates as a non-profit, public-private partnership for economic development in Monongalia and Preston counties. MAP includes representation from local governments, the counties’ respective economic development authorities, the Morgantown

Area Chamber of Commerce, WVU, and various local businesses, financial institutions and utility companies

The Monongalia County Development Authority (MCDA) was established to “promote, develop, and advance the business prosperity and economic welfare of Monongalia County.” MAP and MCDA collaborate on providing business assistance to new and existing businesses in the form of capital

financing, employee recruitment, training, tax incentives, trade, buildings and sites, and community and economic data.

#### Morgantown Area Chamber of Commerce and Greater Morgantown Convention & Visitors Bureau

The Morgantown Area Chamber of Commerce is active in representing and supporting local business development. The Chamber has worked through Vision 2020, a volunteer organization of community leaders that supports efforts to solve problems and capture opportunities at the local level. The Greater Morgantown Convention and Visitors Bureau (CVB) help support and promote the region's meeting and tourism base. Waterfront Place Hotel and the Morgantown Event Center provide rooms and 30,000 square feet of meeting space to accommodate intermediate-level conventions and trade shows. Overall, the area offers about 2,000 hotel rooms in support of business and tourism.

#### Main Street Morgantown

Main Street Morgantown (MSM) actively works to support the revitalization and continued success of downtown Morgantown and the Wharf District. MSM states that, since its founding in 1984, the organization has helped spur the creation of 1,300 new jobs, open 200 new businesses, and attract \$126 million in investments through its historic preservation and economic development efforts.

#### West Virginia University.

West Virginia University also plays an active role in regional and state economic development. The WVU Bureau of Business and Economic Research (BBER) provides regular updates on the region's and state's economy, sponsors conferences, and produces research on the region's economic outlook and opportunities within specific sectors. Within the Office of the Provost, the WVU Research Office has set as its goal to "...broaden its impact on the economies of West Virginia and the United States." The 5,000 square-foot West Virginia University Small Business Development Center (SBDC) "promotes economic development by supporting entrepreneurs, advancing entrepreneurial activities, and nurturing early-stage businesses with space, facilities, and support services."

#### I-79 Development Council

The I-79 Development Council focuses on promoting the I-79 High Tech Corridor. The council's Executive Committee is comprised of representatives of WVU Office of Economic Development, banks, colleges, development authorities, and businesses. The Council is staffed to provide business assistance (focused on finance, tax credits, transportation and utilities), workforce development, information on available



properties, and information on the area's technology resources. The council has a particular focus on promoting the area's concentration of biometrics, aerospace, and forensics technologies. The council developed the West Virginia Biometrics Initiative (WVBI), which is particularly focused on growing the region's biometrics and identity management economy.

#### Region VI Workforce Investment Board (WIB)

The Region VI Workforce Investment Board (WIB) operates as a non-profit organization under direction of the Governor's Workforce Investment Division. WIB is responsible for local implementation of the 1998 Workforce Investment Act, which aims to improve the quality of the workforce, reduce welfare dependency, and enhance productivity and competitiveness through various workforce training and investment activities.

## **MA-50 Needs and Market Analysis Discussion**

### **Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

A survey conducted in 2010 by BBC Research and Consulting found discrimination against Morgantown's low income and disabled residents regarding available housing. Respondents reported several barriers to fair housing, which included:

- Can only find affordable housing in certain areas;
- Limited supply of affordable housing to purchase;
- Limited supply of affordable housing to rent;
- Cannot find housing in good condition to rent;
- Limited knowledge and/or understanding among residents about fair housing rights;
- Limited knowledge and/or understanding among landlords and property managers about fair housing rights and obligations.

Due to the cuts in funding to the Section 8 Voucher program many residents have been forced to accept housing in Magorie Gardens a tax incentive housing project south of Morgantown. This housing project is located in Census Tract 110.00 and has concentrated African American individuals by necessity not choice.

### **Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")**

Morgantown's lowest income renters are served by the FMHA through the Section 8 Housing Choice Voucher program. The FMHA owns no public housing units in Morgantown. The FMHA does own 136 apartments in seven separate developments in nearby Fairmont. There are subsidized/income restricted units in Morgantown, which are funded by a variety of subsidies, such as through HUD's Section 202 program.

The FMHA follows standard HUD rules in administering its Section 8 Voucher program. For a family to qualify, their gross income must be considered "very low income " by HUD standards for the Morgantown area. Applicants must obtain and submit an application to one of the FMHA offices.

According to the 2010 Census, 4 percent of the city's residents are African American; 13 percent of Voucher holders and 22 percent of waitlisted households are African American, indicating high

participation in the Section 8 program by the city's African American residents. Thirty-one percent of Voucher holders have disabilities, and more than half are families with children (57 percent).

Because the Asian population falls mainly within the student population so their concentrations tend to be found in Census Tract 103.00. African American populations were traditionally located in Census Tract 107.00 the Greenmont neighborhood. Recently thought due to the limits on affordable housing a concentration of Section 8 Vouchers has been used in tax incentive housing found in Census Tract 110.00.

**What are the characteristics of the market in these areas/neighborhoods?**

Eighty percent of WVU's student body lives off-campus, and those students make up two-thirds of Monongalia County's renters. Few of the new housing developments in Morgantown since 2000 have been single-family homes or buildings with two to five units. The City of Morgantown issued building permits for 1,185 housing units between 2000 and 2010. Of these, 80 percent were for developments with five or more units, which are mostly occupied as student rentals. These developments are also built with amenities like gyms and pools, which are also targeted toward students and drive rent prices higher.

**Are there any community assets in these areas/neighborhoods?**

Morgantown is a small city economic an impact in one area tends to be an asset citywide.

**Are there other strategic opportunities in any of these areas?**

No

# Strategic Plan

## SP-05 Overview

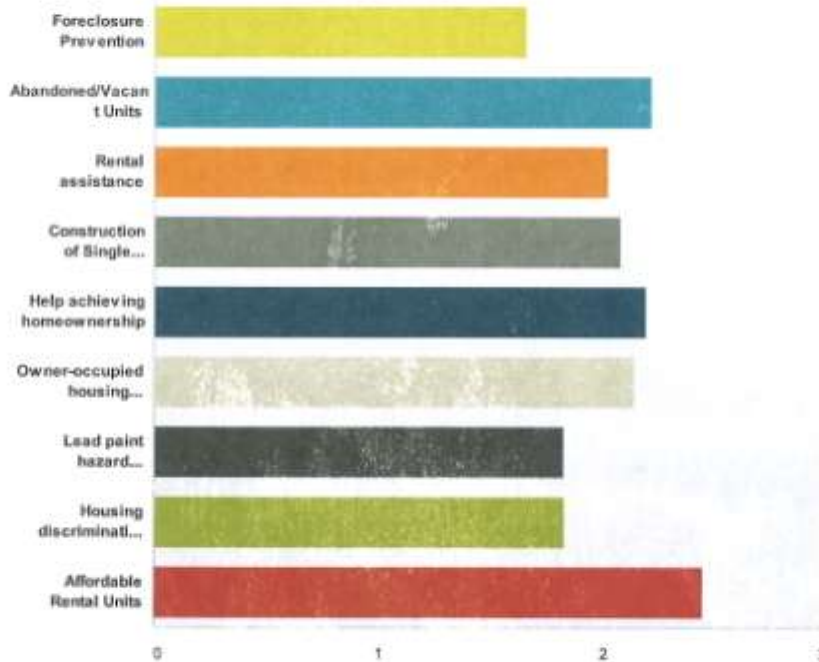
### Strategic Plan Overview

While all of the objectives identified through the Consolidated Plan process are critical issues for the City to address over the 5-year Consolidated Planning period, they cannot all be implemented simultaneously due to limitations of funding and organizational capacity. Therefore, the City must decide how funds will be allocated to address the unmet housing and community development needs. To this end, the City has established the following tiers for addressing the housing and community development needs identified in the Consolidated Plan. In the initial years of the City's CDBG Program, the City will focus on funding first and second tier objectives. In future years, as critical issues are addressed, the City may devote more funding to those activities in the lower tiers.

## Community Survey

### Q1 Housing Priorities: Please rate from low to high.

Answered: 163 Skipped: 1



|                                       | Low          | Medium       | High         | Total | Average Rating |
|---------------------------------------|--------------|--------------|--------------|-------|----------------|
| Foreclosure Prevention                | 49.38%<br>80 | 35.19%<br>57 | 15.43%<br>25 | 162   | 1.66           |
| Abandoned/Vacant Units                | 17.39%<br>28 | 42.86%<br>69 | 39.75%<br>64 | 161   | 2.22           |
| Rental assistance                     | 28.13%<br>45 | 41.88%<br>67 | 30%<br>48    | 160   | 2.02           |
| Construction of Single Family housing | 28.40%<br>46 | 35.19%<br>57 | 36.42%<br>59 | 162   | 2.88           |
| Help achieving homeownership          | 24.22%<br>39 | 32.30%<br>52 | 43.48%<br>70 | 161   | 2.19           |
| Owner-occupied housing rehabilitation | 22.98%<br>37 | 40.37%<br>65 | 36.65%<br>59 | 161   | 2.14           |
| Lead paint hazard screening           | 38.51%<br>62 | 48.99%<br>68 | 20.50%<br>33 | 161   | 1.82           |
| Housing discrimination information    | 37.89%<br>61 | 48.99%<br>68 | 21.12%<br>34 | 161   | 1.83           |
| Affordable Rental Units               | 18.65%       | 29.82%       | 51.44%       |       |                |

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## Survey 1

## Community Survey

26 37 99 162 245

| #  | Other (please specify)   | Date               |
|----|--|--------------------|
| 1  | low income housing development   | 2/26/2014 7:32 PM  |
| 2  | ROAD UPKEEP SO PEOPLE CAN GET TO THEIR HOUSES ..this includes properly treating the roads                | 2/25/2014 4:58 PM  |
| 3  | Building code compliance   | 2/25/2014 11:32 AM |
| 4  | prevent pet discrimination in rental units   | 2/18/2014 4:49 AM  |
| 5  | Rental unit rehab  | 2/17/2014 5:38 AM  |
| 6  | Ensuring fair housing guidelines are being met by area landlords   | 2/10/2014 10:53 PM |
| 7  | affordable homeownership opportunities   | 2/10/2014 7:44 PM  |
| 8  | accessible housing connected to public ammenities such as transportation, grocery stores, public library | 2/10/2014 4:22 PM  |
| 9  | accessible, affordable housing, single or multi unit   | 2/10/2014 3:50 PM  |
| 10 | Snow removal (please plow roads and salt roads more)   | 2/5/2014 11:37 AM  |
| 11 | vacant lots  | 2/4/2014 6:43 PM   |
| 12 | Slum landlord property ownership   | 2/4/2014 6:29 PM   |

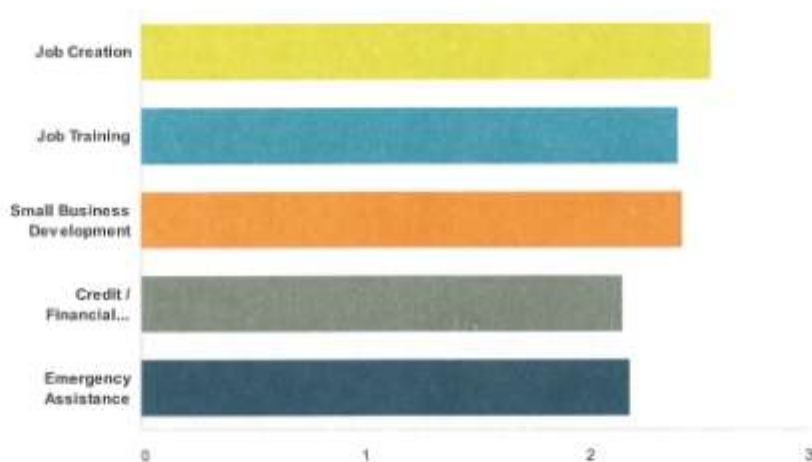
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## Survey 2

## Community Survey

### Q2 Anti-Poverty Priorities: Please rate from low to high.

Answered: 161 Skipped: 3



|                               | Low          | Medium       | High          | Total | Average Rating |
|-------------------------------|--------------|--------------|---------------|-------|----------------|
| Job Creation                  | 8.23%<br>13  | 28.48%<br>45 | 63.29%<br>100 | 158   | 2.55           |
| Job Training                  | 8.13%<br>13  | 43.75%<br>70 | 48.13%<br>77  | 160   | 2.40           |
| Small Business Development    | 11.88%<br>19 | 34.78%<br>56 | 53.42%<br>86  | 161   | 2.42           |
| Credit / Financial Counseling | 20.63%<br>33 | 43.75%<br>70 | 35.63%<br>57  | 160   | 2.15           |
| Emergency Assistance          | 16.98%<br>27 | 48.43%<br>77 | 34.59%<br>55  | 159   | 2.18           |

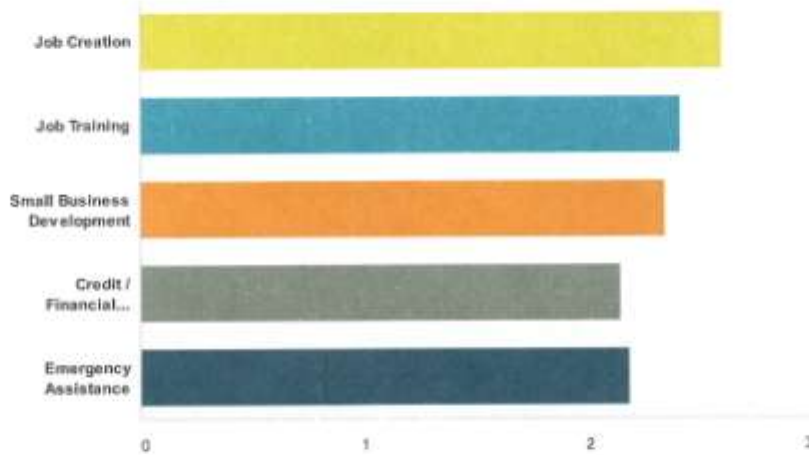
| # | Other (please specify)  | Date              |
|---|---|-------------------|
| 1 | insuring safety of residents, especially downtown             | 2/18/2014 8:43 AM |
| 2 | allow the sale of raw dairy                                   | 2/18/2014 4:52 AM |
| 3 | equal opportunity to access services regardless of disability | 2/10/2014 3:52 PM |

## Survey 3

## Community Survey

### Q3 Human Services Priorities: Please rate from low to high.

Answered: 154 Skipped: 10



|                               | Low          | Medium       | High          | Total | Average Rating |
|-------------------------------|--------------|--------------|---------------|-------|----------------|
| Job Creation                  | 5.92%<br>9   | 28.29%<br>43 | 65.79%<br>100 | 152   | 2.50           |
| Job Training                  | 7.89%<br>12  | 43.42%<br>66 | 48.68%<br>74  | 152   | 2.41           |
| Small Business Development    | 12.42%<br>19 | 41.18%<br>63 | 46.41%<br>71  | 153   | 2.34           |
| Credit / Financial Counseling | 20.39%<br>31 | 45.39%<br>69 | 34.21%<br>52  | 152   | 2.14           |
| Emergency Assistance          | 15.13%<br>23 | 51.97%<br>79 | 32.89%<br>50  | 152   | 2.18           |

| # | Other (please specify)  | Date              |
|---|---|-------------------|
| 1 | Homeless, loitering on walnut st and wall st                  | 2/25/2014 6:38 AM |
| 2 | food bank/pantry assistance                                   | 2/18/2014 4:53 AM |
| 3 | equal opportunity to access services regardless of disability | 2/10/2014 3:53 PM |
| 4 | Dental Care for low-income workers or trainees                | 2/10/2014 1:15 PM |

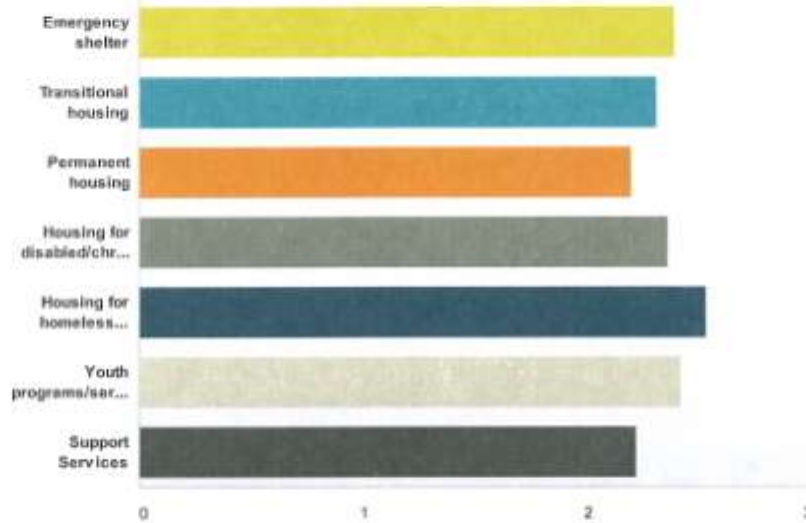
## Survey 4



## Community Survey

### Q4 Homeless Priorities: Please rate from low to high.

Answered: 154 Skipped: 10



|   | Low          | Medium       | High         | Total | Average Rating |
|---|--------------|--------------|--------------|-------|----------------|
| Emergency shelter                       | 11.18%<br>17 | 38.82%<br>59 | 50%<br>76    | 152   | 2.39           |
| Transitional housing                    | 14.94%<br>23 | 39.61%<br>61 | 45.45%<br>70 | 154   | 2.31           |
| Permanent housing                       | 23.68%<br>36 | 32.99%<br>50 | 43.42%<br>66 | 153   | 2.20           |
| Housing for disabled/chronic homeless   | 12.34%<br>19 | 39.61%<br>61 | 48.05%<br>74 | 154   | 2.36           |
| Housing for homeless veterans           | 9.74%<br>15  | 27.92%<br>43 | 62.34%<br>96 | 154   | 2.53           |
| Youth programs/services (21 or younger) | 9.15%<br>14  | 39.22%<br>60 | 51.63%<br>79 | 153   | 2.42           |
| Support Services                        | 13.73%<br>21 | 50.33%<br>77 | 35.95%<br>55 | 153   | 2.22           |

| # | Other (please specify)   | Date               |
|---|--|--------------------|
| 1 | Mental health assessment / relocation  | 2/25/2014 11:35 AM |
| 2 | We are to accommodating to the homeless  | 2/25/2014 11:17 AM |
| 3 | Insuring safety downtown, regular foot patrols of officers downtown throughout the day and night | 2/18/2014 8:44 AM  |
| 4 | medical care for homeless veterans   | 2/18/2014 4:55 AM  |
| 5 | "volunteer" work for homeless, day programs to keep them off the streets                         | 2/10/2014 10:20 PM |

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## Survey 5

## Community Survey

|   |   |                   |
|---|---|-------------------|
| 6 | equal opportunity to access services regardless of disability | 2/10/2014 3:54 PM |
| 7 | Services to help people maintain housing once acquired.       | 2/10/2014 1:16 PM |

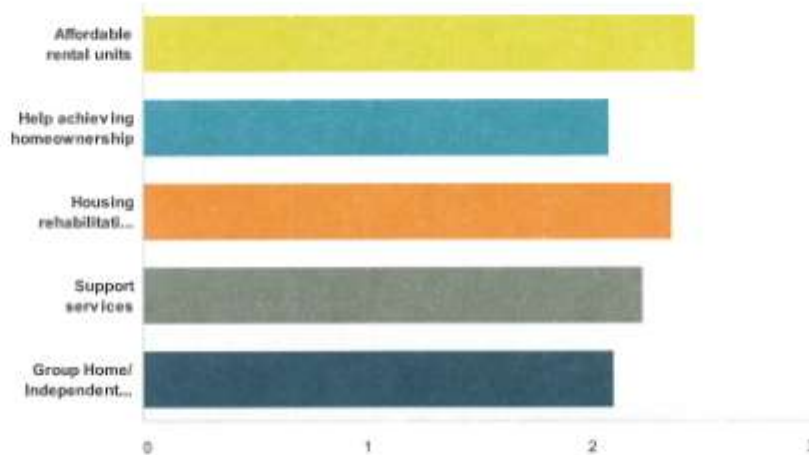
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### Survey 6

## Community Survey

### Q5 Persons with Disabilities Priorities: Please rate from low to high.

Answered: 148 Skipped: 16



|   | Low          | Medium       | High         | Total | Average Rating |
|---|--------------|--------------|--------------|-------|----------------|
| Affordable rental units                 | 9.46%<br>14  | 34.46%<br>51 | 56.08%<br>83 | 148   | 2.47           |
| Help achieving homeownership            | 22.07%<br>32 | 47.59%<br>69 | 30.34%<br>44 | 145   | 2.08           |
| Housing rehabilitation or modification  | 11.49%<br>17 | 48.54%<br>60 | 47.97%<br>71 | 148   | 2.36           |
| Support services                        | 12.24%<br>18 | 52.38%<br>77 | 35.37%<br>52 | 147   | 2.23           |
| Group Home/ Independent Living Facility | 19.73%<br>29 | 58.34%<br>74 | 29.93%<br>44 | 147   | 2.10           |

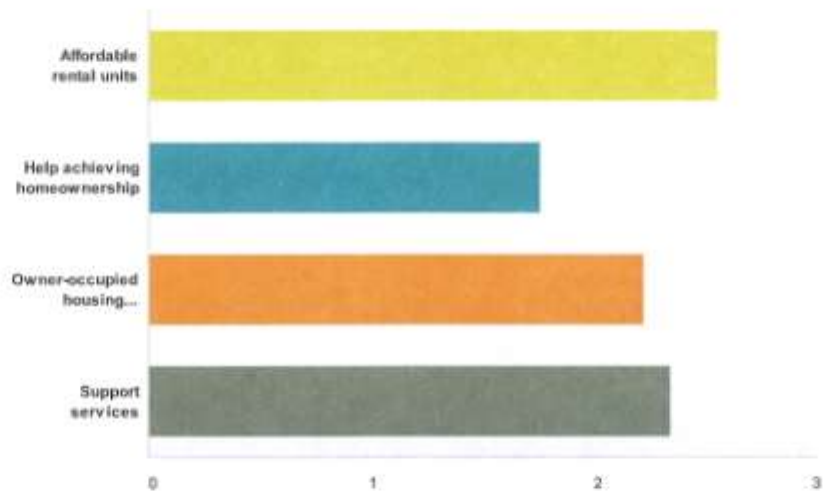
| # | Other (please specify)  | Date              |
|---|---|-------------------|
| 1 | improve handicap accessibility                                | 2/18/2014 4:59 AM |
| 2 | affordable assisted living facility                           | 2/10/2014 4:25 PM |
| 3 | equal opportunity to access services regardless of disability | 2/10/2014 3:54 PM |
| 4 | Employment  | 2/9/2014 11:35 AM |
| 5 | Transportation & safety                                       | 2/4/2014 9:16 PM  |

## Survey 7

## Community Survey

### Q6 Senior and Elderly Priorities: Please rate from low to high.

Answered: 145 Skipped: 19



|                                       | Low          | Medium       | High         | Total | Average Rating |
|---------------------------------------|--------------|--------------|--------------|-------|----------------|
| Affordable rental units               | 10.34%<br>15 | 24.83%<br>36 | 64.83%<br>94 | 145   | 2.54           |
| Help achieving homeownership          | 42.36%<br>61 | 40.28%<br>58 | 17.36%<br>25 | 144   | 1.75           |
| Owner-occupied housing rehabilitation | 15.86%<br>23 | 46.90%<br>68 | 37.24%<br>54 | 145   | 2.21           |
| Support services                      | 11.81%<br>17 | 43.06%<br>62 | 45.14%<br>65 | 144   | 2.33           |

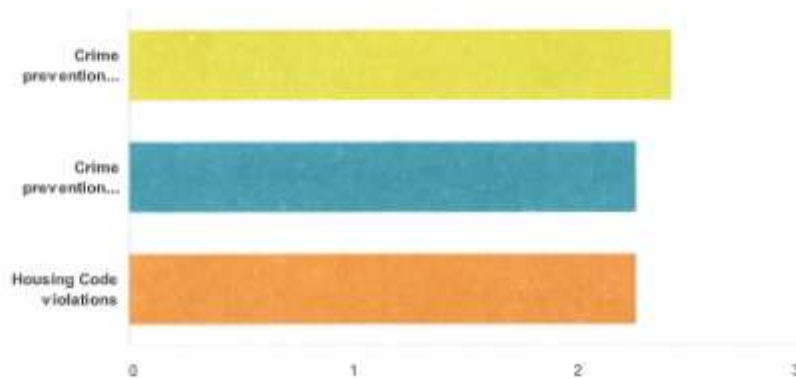
| # | Other (please specify)  | Date              |
|---|---|-------------------|
| 1 | elderly transportation services                               | 2/18/2014 5:00 AM |
| 2 | equal opportunity to access services regardless of disability | 2/10/2014 3:55 PM |
| 3 | Transportation & safety                                       | 2/4/2014 9:16 PM  |

## Survey 8

## Community Survey

### Q7 Public Safety Priorities: Please rate from low to high.

Answered: 149 Skipped: 15



|   | Low          | Medium       | High         | Total | Average Rating |
|---|--------------|--------------|--------------|-------|----------------|
| Crime prevention programs                     | 11.49%<br>17 | 33.78%<br>50 | 54.73%<br>81 | 148   | 2.43           |
| Crime prevention through environmental design | 19.86%<br>29 | 33.56%<br>49 | 46.58%<br>68 | 146   | 2.27           |
| Housing Code violations                       | 18.79%<br>28 | 35.57%<br>53 | 45.64%<br>68 | 149   | 2.27           |

| # | Other (please specify)                                    | Date               |
|---|---|--------------------|
| 1 | more drunk driving check points around the downtown area  | 2/25/2014 5:02 PM  |
| 2 | additional sidewalks & improved sidewalk maintenance      | 2/18/2014 5:02 AM  |
| 3 | Housing code violations especially in older housing stock | 2/11/2014 10:11 AM |
| 4 | pedestrian safety   | 2/5/2014 9:26 AM   |

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## Survey 9

## Community Survey

### Q8 Youth Priorities: Please rate from low to high.

Answered: 148 Skipped: 16



|                           | Low          | Medium       | High         | Total | Average Rating |
|---------------------------|--------------|--------------|--------------|-------|----------------|
| After school programs     | 6.12%<br>9   | 30.61%<br>45 | 63.27%<br>93 | 147   | 2.57           |
| Crime Prevention Programs | 11.49%<br>17 | 35.81%<br>53 | 52.70%<br>78 | 148   | 2.41           |

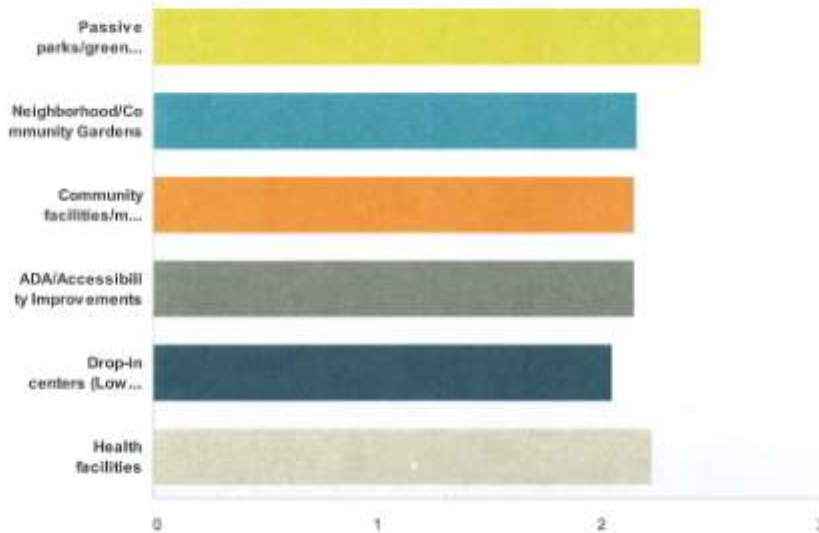
| # | Other (please specify)  | Date              |
|---|---|-------------------|
| 1 | mentoring & tutoring programs   | 2/18/2014 5:04 AM |
| 2 | NOTHING for youth to do, YWCA everything cost to much for middle to low income families. Family of 3 to Mylan Park Dinosaur show shouldn't cost \$65. | 2/10/2014 4:28 PM |

## Survey 10

## Community Survey

### Q9 Public Facilities Priorities: Please rate from low to high.

Answered: 147 Skipped: 17



|   | Low          | Medium       | High         | Total | Average Rating |
|---|--------------|--------------|--------------|-------|----------------|
| Passive parks/green space               | 12.33%<br>18 | 30.82%<br>45 | 56.85%<br>83 | 146   | 2.45           |
| Neighborhood/Community Gardens          | 24.49%<br>36 | 35.37%<br>52 | 40.14%<br>59 | 147   | 2.16           |
| Community facilities/meeting places     | 16.56%<br>24 | 51.72%<br>75 | 31.72%<br>46 | 145   | 2.15           |
| ADA/Accessibility Improvements          | 19.31%<br>28 | 46.21%<br>67 | 34.48%<br>50 | 145   | 2.15           |
| Drop-in centers (Low income & homeless) | 26.71%<br>39 | 41.10%<br>60 | 32.19%<br>47 | 146   | 2.05           |
| Health facilities                       | 19.18%<br>28 | 38.36%<br>56 | 42.47%<br>62 | 146   | 2.23           |

| # | Other (please specify)  | Date              |
|---|---|-------------------|
| 1 | Get homeless out of downtown. Bad for business                                    | 2/25/2014 6:40 AM |
| 2 | additional sidewalks & improved sidewalk maintenance                              | 2/18/2014 5:06 AM |
| 3 | Trail connectivity and bicycle safety   | 2/14/2014 1:40 PM |
| 4 | Many sidewalks, if there is even a sidewalk, are not compatible with wheelchairs. | 2/13/2014 8:05 PM |
| 5 | Parking   | 2/9/2014 5:17 PM  |

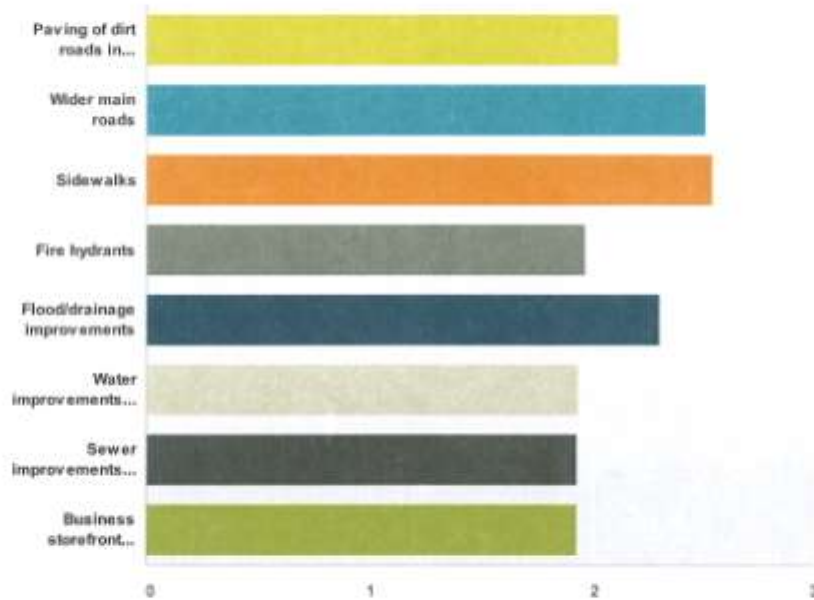
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## Survey 11

## Community Survey

### Q10 Infrastructure/Improvements Priorities: Please rate from low to high.

Answered: 146 Skipped: 18



|   | Low          | Medium       | High         | Total | Average Rating |
|---|--------------|--------------|--------------|-------|----------------|
| Paving of dirt roads in neighborhoods     | 25.34%<br>37 | 38.36%<br>56 | 36.30%<br>53 | 146   | 2.11           |
| Wider main roads                          | 10.96%<br>16 | 28.08%<br>41 | 60.96%<br>89 | 146   | 2.50           |
| Sidewalks                                 | 9.59%<br>14  | 27.40%<br>40 | 63.01%<br>92 | 146   | 2.53           |
| Fire hydrants                             | 25.69%<br>37 | 52.78%<br>76 | 21.53%<br>31 | 144   | 1.98           |
| Flood/drainage improvements               | 15.97%<br>23 | 38.89%<br>56 | 45.14%<br>65 | 144   | 2.29           |
| Water improvements (water line extension) | 32.41%<br>47 | 42.07%<br>61 | 25.52%<br>37 | 145   | 1.93           |
| Sewer improvements (hookups)              | 31.72%<br>46 | 44.83%<br>65 | 23.45%<br>34 | 145   | 1.92           |
| Business storefront improvements          | 36.99%<br>54 | 34.25%<br>50 | 28.77%<br>42 | 146   | 1.92           |

| # | Other (please specify) | Date |
|---|------------------------|------|
|---|------------------------|------|

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## Survey 12



### Community Survey

|    |   |                    |
|----|---|--------------------|
| 1  | ALL HIGH PRIORITY: designated bike lanes; maintain existing green space; improved maintenance of existing roads including pothole repair and better care for snowy/icy road conditions medium priority: expansion of white park trails and better maintenance | 2/25/2014 5:05 PM  |
| 2  | Potholes  | 2/22/2014 1:02 AM  |
| 3  | plowing & pothole road improvements & maintenance and park & community/recreation center improvements   | 2/18/2014 5:10 AM  |
| 4  | Infrastructure needs significant improvement (roads, traffic organization)  | 2/17/2014 5:17 PM  |
| 5  | Bicycle lanes   | 2/13/2014 7:34 PM  |
| 6  | Repaving of neighborhood streets is becoming a high priority  | 2/11/2014 10:19 AM |
| 7  | Bicycle paths   | 2/10/2014 8:16 PM  |
| 8  | traffic congestion-keep large gravel trucks out of downtown   | 2/10/2014 4:30 PM  |
| 9  | Less traffic lights   | 2/9/2014 5:18 PM   |
| 10 | Maintenance of existing secondary and tertiary roads  | 2/9/2014 11:42 AM  |
| 11 | maintenance of existing roads   | 2/5/2014 9:29 AM   |

### Survey 13

## Community Survey

### Q11 Do you have any other comments, questions, or concerns?

Answered: 53 Skipped: 111

| #  | Responses  | Date               |
|----|--|--------------------|
| 1  | removal of barbed wire around any existing park areas belonging to the county  | 2/25/2014 5:06 PM  |
| 2  | As I mentioned earlier this city is far to accommodating to homeless so much so that more homeless come here on account of it. I challenge you to walk around downtown on a Sunday it's a bad situation. I no longer go with my kids cause I feel it's a unsafe environment for them. Also way too much graffiti, plus roads are terrible. Also it would be nice for city to but some of the crappy houses near Brockway and Pennsylvania Avenue knock them down and plant some trees. Finally it would be great to get home rule and divert those big 2 ton trucks from driving through lower south park. They put so much black crap on the houses it just looks dirty should knock them all down prevent the trucks on Brockway and make high end brownstones like on 22nd street in Manhattan  | 2/25/2014 11:27 AM |
| 3  | The potholes and snow removal are complete failures. I know the city only has so much money, but the city needs to fix it ASAP. Also MUB are thieves, and when they rob citizens there should be more information on how to fight their fraudulent charges   | 2/25/2014 11:14 AM |
| 4  | Clean Up White Ave. and Posten Ave, there are condemned houses that need torn down ASAP  | 2/25/2014 11:09 AM |
| 5  | Road maintenance (fixing pot holes) should be a High priority.   | 2/25/2014 11:06 AM |
| 6  | Please do something about the loitering on main streets, in front of buildings. The city gave out signs and did not enforce. Yielding to walking traffic in walking lanes never happens! City police rarely stop and they should be ticketing everyone that doesn't yield. People J-walking should get tickets also.   | 2/25/2014 8:46 AM  |
| 7  | Expand public transportation   | 2/21/2014 11:45 PM |
| 8  | Fix the god damn potholes, Jesus, and I DON'T MEAN PAVE OVER THEM. That makes it so much worse, you need to strip and re pave. AND STOP WITH ALL THE SALT, you need to use a salt sand mix, other wise the sodium chloride corrodes our cars and roads, go to Oakland Maryland and get a lesson from their road crews.   | 2/21/2014 11:38 PM |
| 9  | Improve police department. Poor leadership, training and supervision noted.  | 2/21/2014 11:37 PM |
| 10 | Encouraging self responsibility; clean up after yourself.  | 2/21/2014 10:56 AM |
| 11 | Traffic and road conditions are a huge issue in Morgantown year round. Investing in doing traffic studies to help improve the flow of traffic during peak times may eliminate some of the back up that happens. Expanding infrastructure including overpass/bridge options may also help to expedite drivers' time spent idling. Road conditions were especially bad this winter due to the heavier than normal snowfall, however, I don't see that as an excuse to not treat and plow roads just because it snowed yet again. Also, once the snow has cleared efforts to fill massive pot holes as a result of plowing would be nice—I have seen state trucks out recently patching holes in the milder weather so I know it's possible. Providing a way for citizens to report locations of pot holes would also be a way to better serve the community. After several incidents and a few resulting in deaths in the last year, it's time to get serious about pedestrian bridges strategically located around the city. I encourage you to work in a partnership with the University to build bridges over Mon/Jerry West Blvd connecting the Coliseum with Evansdale campus, Patterson Drive between Evansdale campus and Krepps Park, and possibly even Van Voorhis connecting the Hospital/Mountainlinear Station to the businesses located across the wide street. This is an issue that should be a priority for all parties because it directly effects the safety of citizens and visitors to Morgantown. And on a final note, leave the food truck and street vendors alone. Just because they are not brick-and-mortar stores, they are small businesses just the same. Food trucks are a growing trend nation-wide and I have always thought of Morgantown as one of the most progressive communities in WV, however, letting traditional businesses bully out competitors on wheels does not uphold that reputation. If there is indeed a safety issue, there should be a compromise that is fair and equal for all involved. Embracing and nurturing a community of mobile eateries is just one more way Morgantown can help promote local businesses. | 2/20/2014 9:54 AM  |
| 12 | after school programs and more and better sidewalks are my top two concerns  | 2/18/2014 1:07 PM  |

14 / 17

## Survey 14

## Community Survey

|    |  |                    |
|----|--|--------------------|
| 13 | I no longer feel safe bringing my family downtown due to the high number of homeless that sleep in the storefront alcoves. I have seen people drugged out on the streets and my family has been approached multiple times by individuals that appear mentally unstable. I think that regular foot patrols of officers on Chestnut, High, and Spruce streets both during the day and especially during night would greatly help matters. I have lived in Morgantown for several years now and never see an officer outside of a patrol car.   | 2/18/2014 8:48 AM  |
| 14 | Less reliance on Federal funds. Learn to make due with what you have and encourage the community to come together for improvements/changes. Constant taking from the Federal government only aides it's growth. Local governments shouldn't be relying on the system to provide for them any more than individuals. How can we teach our children to not want to grow up to live off welfare when our own local leaders are setting the example by taking care of the community with Federal assistance funds? Let's show pride in our community by taking care of it ourselves.   | 2/18/2014 5:30 AM  |
| 15 | There needs to be more sidewalks and shoulders on the road. And better salting and plowing!  | 2/17/2014 5:30 PM  |
| 16 | Attention to roads, snow clearing, proper signage, well-organized traffic system.  | 2/17/2014 5:17 PM  |
| 17 | Snow removal was a disaster. We also need more traffic lights. Something needs to be done about all the buildings/ houses that are in falling down and / or abandon  | 2/17/2014 5:16 PM  |
| 18 | This city is growing very fast and we need to keep up.   | 2/17/2014 11:59 AM |
| 19 | Pave the roads. Tear up existing roads, expand them and fix the vases if the roads to make them last. Also build another parking garage close to the campus.   | 2/17/2014 9:29 AM  |
| 20 | The roads are in terrible condition and need resurfaced. The roads are not sufficiently treated in the winter. Sidewalk clearing needs to be enforced.   | 2/17/2014 8:41 AM  |
| 21 | WVU must have some accountability. Too many properties off the tax roles. Head tax for all students and out of state employees.  | 2/17/2014 5:44 AM  |
| 22 | Please have a nice community gym (like WVU's rec center) that is more affordable, perhaps with a sliding fee scale according to income, so that all in Morgantown can have access to safe, weather-protected exercise space.   | 2/16/2014 4:19 PM  |
| 23 | How to encourage the University to invest more in the City of Morgantown?  | 2/14/2014 1:42 PM  |
| 24 | Road Work is TOP priority. Traffic will no doubt be a growing concern as Morgantown grows.   | 2/13/2014 9:05 PM  |
| 25 | This city will never be able to grow to full potential without improved transportation. Sidewalks are important to healthy lifestyles. Wider streets and streets capable of handling heavier traffic (better timing for the lights, for example) are VITAL to growth, and they are COMPLETELY absent from Morgantown right now.  | 2/13/2014 8:44 PM  |
| 26 | Ya actually let's fire our poorly managed corrupt city govt an put people in power who actually care. Since we are on the subject let's hire city employees who care and not someone that is friends or family of so and so EKG: I tried getting a fire dept job but lost it to some kd that just so happens to know people. Way to treat your combat vets. Not to mention I didn't even receive my combat vet points because the city clerk Linda little can't do her job correctly. It's quite sad. Our morgantown central govt is a joke and I will be sure not to vote for anyone in office as of now and will do my best to voice this through out the public. Hows about instead of spending money on new cop cars we can get our roads fixed. Possibly help the people that need help. Stop all the nonsense and quit running this place in the ground. | 2/13/2014 8:22 PM  |
| 27 | The roads and flooding are huge issues in town. The roads are narrow, no shoulder, littered with potholes. Rainfall often leads to flooding in areas   | 2/13/2014 8:05 PM  |
| 28 | It just needs to be more affordable for families to live in Morgantown. The cost of living here is much too high for the amount of opportunity available   | 2/13/2014 7:43 PM  |
| 29 | Get more snow plow trucks and clear the roads. Ohio, Virginia, and Pennsylvania have clear roads. Why don't we ? Add a sidewalk to Van Voorhis Road. Add a bike lane to all roads.   | 2/13/2014 7:37 PM  |
| 30 | Security on the bike trail. Too many homeless/vagrants   | 2/13/2014 7:35 PM  |
| 31 | Traffic patterns and congestion in drive times needs to be improved.   | 2/12/2014 12:27 PM |
| 32 | Funding for a no kill animal shelter as well as a law to hold people accountable for the miss treatment of all animals.  | 2/11/2014 11:33 PM |

## Survey 15

## Community Survey

|    |   |                    |
|----|---|--------------------|
| 33 | Everyone of these issues are so important, it is hard to identify those that you could categorize as being first on the list to take care of, I am so concerned about the hunger issues in our community as well as safe housing.   | 2/11/2014 5:06 PM  |
| 34 | Morgantown would be a much nicer place if we can put some effort into enforcing current code and esthetics.   | 2/11/2014 2:47 PM  |
| 35 | I think that it is important to be sure that youth agencies (after school programs, MCCAC, BOPARC) are particularly well funded. You can never invest too much in the future of our community.  | 2/11/2014 12:31 PM |
| 36 | For a community listed on best places to live I feel like it should have more sidewalks(shoveled too) and the rentals need to be maintained to not look like abandoned houses that need to be condemned. I have lived in numerous college towns and other "best places to live" all of which were cleaner and more maintained with the help of codes and enforcement of codes. Morgantown has so much potential but it's not there yet.   | 2/11/2014 10:50 AM |
| 37 | permits required to fell wide diameter trees in the city. old trees are an asset to the community and should only be felled if they pose a danger or threat because they are diseased or dead.  | 2/11/2014 10:28 AM |
| 38 | Increasing the availability of affordable and accessible housing for low-income persons is our highest priority. Prevention of homelessness is also vitally important.  | 2/11/2014 10:25 AM |
| 39 | Stop WVU from taking over Morgantown. If not WVU affiliate, really difficult to be a local resident. Everything is always about WVU and making sure we can accommodate more students. Soon, us locals will just go away and all our homes can become WVU student housing as being a resident pretty much feels like being a second class citizen in this town.  | 2/10/2014 4:33 PM  |
| 40 | Morgantown needs a YUCATAN type community center  | 2/9/2014 6:09 PM   |
| 41 | Road Maintenance - Snow Removal   | 2/9/2014 6:07 PM   |
| 42 | Increase snow plows.  | 2/9/2014 5:51 PM   |
| 43 | Infrastructure will kill this town especially with the university's proposed expansion. Enough of the traffic surveys everyone knows the bottlenecks...more plows cut the firework, no one cares...   | 2/9/2014 5:21 PM   |
| 44 | Tons of roads in the City need completely repaved, not just patched, as they have been for several years. Also, an indoor recreational facility is needed and an event center closer to town that is available for public use (like a normal community building with kitchen and greatroom). Morgantown has lots of "good weather" activities, and very few amenities for these kinds of purpose. Community gardens are also a trend all across the US, and with all the people here who may not have yards to garden in, seems like it would be a good idea for Morgantown to try. Rental of indoor facilities and the gardens could also bring in revenue for the City. | 2/9/2014 12:03 PM  |
| 45 | More parking, potholes, snow removal by city  | 2/6/2014 11:41 AM  |
| 46 | Road improvements cannot happen soon enough. Morgantown has endured traffic problems for way too long.... Immediate action is needed.   | 2/6/2014 11:40 AM  |
| 47 | I wish we could clean up Morgantown and get rid of ran down housing (I think on E. Brockway by the hair salon that is there). Water drainage is a huge problem and needs to be fixed. Making roads that can support the amount of traffic that is in Morgantown is a concern. thank you   | 2/6/2014 11:40 AM  |
| 48 | The poorest families in this town live in Margorie Gardens. Many have no transportation. They walk to the closest store (Circle K) along Dorsey Ave. There are no sidewalks and in some places, not even a path. I have lived in South Park for 10 years. I have seen 3 walkers struck by cars on Dorsey Ave in that time. Everyday I see mothers struggling to push strollers in this snow or to manage small children while walking along that road. At the very least, a sidewalk is needed there.   | 2/5/2014 1:20 PM   |
| 49 | Infrastructure improvements vitally important but was shocked that the drug epidemic that plaques Morgantown wasn't even mentioned. Get on it because it's destroying Morgantown.   | 2/5/2014 7:44 AM   |
| 50 | Snow removal... action in removing and the attitude the city has towards removal of snow on streets sidewalks and parking lots. I see multiple side walks never shoveled and never see code enforcement or anyone else doing anything about it. The lack of plows and salt trucks a city of this size gas is also concerning.   | 2/4/2014 6:48 PM   |

## Community Survey

|    |  |                  |
|----|--|------------------|
| 51 | <p>1.) The Warner Theater is a hazard. Property owners should be held more responsible for their property appearance and accountability as abandoned properties attract vandalism. If, in neighborhoods, people are responsible for their sidewalks these property owners need to be held responsible for their property. The public deserves to know when properties become abandoned as they can become inhabited by people with ill intent. 2.) High Street, Chestnut Street, and Jerry West Blvd are absolutely poorly lit. 3.) The Parking Authority should be reduced in the budget. They do not need that many cars and in winter conditions they can not even go out to do their job. It is too much overhead. They are abrasive individuals as well. 3.) The police and fire departments are great. 4.) There is a vast public opinion that Morgantown does not care about the people who live there. The city needs to demand more of itself and from the state where they are responsible. 5.) Traffic. During heavy hours the lights in Sabraton by Hartses need to be blinking red. In fact, the view across town should be to route traffic specifically in busy hours like with football games. People will just have to get in line and ultimately still get where they want to quickly because traffic will be moving efficiently. This is a must going forward if more people move to the area. Light sequences are just inefficient at best across the city and county as a whole. 6.) Parades are not worth their trouble. As a final comment I am motivated to move elsewhere and pay more to live as I feel like living here I get a small percentage of my money's worth for living costs. Paying more to live elsewhere, but getting a better percentage of my money's worth, is more beneficial to me economically and personally. Living costs have soared in Morgantown, well above return.</p> | 2/4/2014 6:43 PM |
| 52 | TRASH AND SNOW REMOVAL   | 2/4/2014 6:03 PM |
| 53 | Affordable housing linked with improvements in public transit should be a top priority. Work with WVU to expand PRT service to Suncrest and first Ward :)  | 2/4/2014 5:10 PM |

## Survey 17

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

|   |   |  |
|---|---|--|
| 1 | <b>Area Name:</b>   | ANTI-POVERTY STRATEGY  |
|   | <b>Area Type:</b>   | Strategy area  |
|   | <b>Other Target Area Description:</b>   |  |
|   | <b>HUD Approval Date:</b>   | 8/27/2004  |
|   | <b>% of Low/ Mod:</b>   |  |
|   | <b>Revital Type:</b>  | Comprehensive  |
|   | <b>Other Revital Description:</b>   |  |
|   | <b>Identify the neighborhood boundaries for this target area.</b>                   | The afterschool and tutoring programs focus on youth from low and moderate income families and the schools that serve Greenmont, Woodburn, Jerome Park and Wiles Hill neighborhoods. These neighborhoods comprise the majority of the low income Census Tracts. The Morgantown Area Youth Services Program focuses on trouble youth from throughout the city. ADA compliant sidewalk activities have focused on the downtown area however, the sidewalks within the Greenmont, Woodburn, Jerome Park and Wiles Hill neighborhoods are also targeted. |
|   | <b>Include specific housing and commercial characteristics of this target area.</b> | Greenmont, Woodburn, Jerome Park and Wiles Hill neighborhoods have been to focus of the Housing Rehabilitation Program. The Habitat project is on going in the Jerome Park neighborhood.   |

|   |   |   |
|---|---|---|
|   | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> | <p>I think that it is important to be sure that youth agencies (after school programs, MCCAC, BOPARC) are particularly well funded. You can never invest too much in the future of our community.<br/>2/11/2014 12:31 PM</p> <p>Affordable housing linked with improvements in public transit should be a top priority. Work with WVU to expand PRT service to Suncrest and first Ward :)<br/>2/4/2014 5:10 PM</p> <p>I think that it is important to be sure that youth agencies (after school programs, MCCAC, BOPARC) are particularly well funded. You can never invest too much in the future of our community.<br/>2/11/2014 12:31 PM</p> |
|   | <b>Identify the needs in this target area.</b>  | Housing, infrastructure, and youth programs were the top issues during public comment periods.  |
|   | <b>What are the opportunities for improvement in this target area?</b>  | The City has used over \$1,300,000 in housing rehabilitation funds primarily in the Greenmont, Woodburn, Jerome Park and Wiles Hill neighborhoods.  |
|   | <b>Are there barriers to improvement in this target area?</b>   |   |
| 2 | <b>Area Name:</b>   | Downtown  |
|   | <b>Area Type:</b>   | Local Target area   |
|   | <b>Other Target Area Description:</b>   |   |
|   | <b>HUD Approval Date:</b>   |   |
|   | <b>% of Low/ Mod:</b>   |   |
|   | <b>Revital Type:</b>  | Commercial  |
|   | <b>Other Revital Description:</b>   |   |
|   | <b>Identify the neighborhood boundaries for this target area.</b>   | Central business district   |
|   | <b>Include specific housing and commercial characteristics of this target area.</b>   | Downtown business and most homeless agencies are located within the downtown. Sewer drops at the corners of the sidewalks make ADA compliance difficult. The CDBG funding will continue to be used to correct this for compliance in the downtown.  |

|   |   |  |
|---|---|--|
|   | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> | There needs to be more sidewalks and shoulders on the road. And better salting and plowing! 2/17/2014 5:30 PM<br><br>after school programs and more and better sidewalks are my top two concerns 2/18/2014 1:07 PM   |
|   | <b>Identify the needs in this target area.</b>  | Sewer drops at the corners of the sidewalks make ADA compliance difficult. The CDBG funding will continue to be used to correct this for compliance in the downtown.   |
|   | <b>What are the opportunities for improvement in this target area?</b>  | Due to the extraordinary growth in the Greater Morgantown area transportation has become a priority issue. The downtown concentrates most of the services for the very low and low income individuals and families. Access has been an issue due to poor sidewalk construction in the past therefore; the downtown has received priority attention to correct ADA access issues. The Downtown is still an economic viable area being the center of business activity as well as arts and recreational opportunities. |
|   | <b>Are there barriers to improvement in this target area?</b>   | Cost of moving the sewer drops and adding curb cuts that requires a large portion of the annual entitlement. Since the economic downturn in 2008 the City of Morgantown's annual allotment has been cut to less than 1/2 of the original grant of 2004.  |
| 3 | <b>Area Name:</b>   | NON-HOUSING COMMUNITY DEVELOPMENT STRATEGY   |
|   | <b>Area Type:</b>   | Strategy area  |
|   | <b>Other Target Area Description:</b>   |  |
|   | <b>HUD Approval Date:</b>   | 7/1/2008   |
|   | <b>% of Low/ Mod:</b>   |  |
|   | <b>Revital Type:</b>  | Comprehensive  |
|   | <b>Other Revital Description:</b>   | DISABILITY ACCESSIBILITY   |
|   | <b>Identify the neighborhood boundaries for this target area.</b>   |  |
|   | <b>Include specific housing and commercial characteristics of this target area.</b>   |  |



|  |   |  |
|--|---|--|
|  | <b>How did your consultation and citizen participation process help you to identify this neighborhood as a target area?</b> |  |
|  | <b>Identify the needs in this target area.</b>  |  |
|  | <b>What are the opportunities for improvement in this target area?</b>  |  |
|  | <b>Are there barriers to improvement in this target area?</b>   |  |

**Table 47 - Geographic Priority Areas**

### **General Allocation Priorities**

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

The City focuses CDBG funding on the low-mod Census areas of the City. Primarily Greenmont, Jerome Park, Woodburn and Wiles Hill neighborhoods. The Anti-Poverty Strategy looks to assist Limited Clientele families and individuals that have housing, afterschool, emergency assistance and homelessness throughout the city. Downtown has received added attention to remove barriers for the disabled by improving ADA compliance on the sidewalks.

## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

|   |                                  |  |
|---|----------------------------------|--|
| 1 | <b>Priority Need Name</b>        | Homelessness   |
|   | <b>Priority Level</b>            | High   |
|   | <b>Population</b>                | Extremely Low<br>Chronic Homelessness<br>Families with Children<br>Mentally Ill<br>Chronic Substance Abuse<br>veterans<br>Persons with HIV/AIDS<br>Victims of Domestic Violence<br>Unaccompanied Youth |
|   | <b>Geographic Areas Affected</b> |  |
|   | <b>Associated Goals</b>          | Housing<br>Homelessness<br>anti-Poverty  |

|  |                                    |   |
|--|------------------------------------|---|
|  | <b>Description</b>                 | <p>In the spring of 2010, the Morgantown City Council and the Monongalia County Commission jointly approved the creation of a Task Force on Homelessness for the purpose of developing a community-wide plan to reduce homelessness. As a result of the Task Force's plan the Coordinating Council for Homelessness (CCH) was formed.</p> <p>While there is always a need for emergency services for those experiencing homelessness (food, shelter, clothing, etc.), the first priority, and the main focus for the Coordinating Council for Homelessness is reducing the number of persons experiencing homelessness, through;</p> <ol style="list-style-type: none"> <li>1) Prevention services that reduce the number of persons who become homeless, and</li> <li>2) Re-housing services that reduce the length of time that persons are homeless and increase the number of persons regaining housing.</li> </ol> <p>Or more simply put, reduce the number of people entering the system of homeless services and increase the number of people exiting the system.</p> <p>The City recognize the importance of helping the CCH in implementing their program, therefore the CDBG will fund efforts in establishing the single point of entry to the system on Morgantown. Expanding the view of homelessness to a community issue is an important step in resolving some of the most pressing needs of homelessness in Morgantown.</p> |
|  | <b>Basis for Relative Priority</b> | <p>In partnership with existing service providers, provide support services to special needs populations with the most urgent needs (identified through the citizen participation process).</p> <p>Provide facilities and support services for homeless and special needs populations, as those with the most urgent needs.</p>   |

**Table 48 – Priority Needs Summary**

### **Narrative (Optional)**

The City of Morgantown has provided over 1 million dollars through the Community Development Block Grant to the Fairmont-Morgantown Housing Authority (FMHA) and Monongalia County Habitat for Humanity for housing in Morgantown. The FMHA provided grants and loans to owner occupied housing for rehabilitation, single and multi-unit rental rehabilitation, down payment assistance, emergency assistance and barrier free programs. Habitat for Humanity used the funding for property acquisition and infrastructure work.

Homelessness has received between \$350,000 to \$500,000 dollars to assist with the homeless in the community. The funding support ranges from shelter support to facility rehab of agencies providing critical services to the homeless.

Anti-poverty assistance primarily focuses primarily with agencies targeting youth and teens for educational, after school and substance abuse problems.

The City continues to provide support primarily in these areas of focus because of the ongoing developments of new issues. Morgantown suffers a critical shortage of affordable housing for low and moderate families and individuals therefore, maintaining the housing stock and the construction of affordable housing are important.

Homelessness and preventing homelessness are especially important since the downturn of the economy in 2008. The numbers of individuals and families finding becoming homeless and they cuts in Federal and state funding to homeless provider agencies makes resolving homelessness more difficult.

The community looks at providing additional opportunities for youth to educate themselves and improve their chances of a better start at life is equally important. The City continues to assist organizations that work with low and moderate income youth to make better choices in life.

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

| Affordable Housing Type               | Market Characteristics that will influence the use of funds available for housing type |
|---------------------------------------|--|
| Tenant Based Rental Assistance (TBRA) |  |
| TBRA for Non-Homeless Special Needs   |  |
| New Unit Production                   |  |
| Rehabilitation                        |  |
| Acquisition, including preservation   |  |

**Table 49 – Influence of Market Conditions**

## SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

### Introduction

The City of Morgantown projected 2014 Community Development Block Grant Entitlement is \$359,651 for funding projects. An additional, \$8,032 from funds not expended under previous year's projects. Total available funding for 2014 programing is \$367,683.

The City of Morgantown also receives program income through the rehabilitation loan program that the Fairmont/Morgantown Housing Authority administers. The program income remains with the Housing Authority through a Memorandum of Understanding, for use in the program administration and to provide additional rehabilitation loans. The Fairmont/Morgantown Housing Authority anticipates \$29,390 in program income.

### Anticipated Resources

| Program | Source of Funds  | Uses of Funds  | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Reminder of ConPlan \$ | Narrative Description  |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|--|--|
|         |                  |  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |  |  |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 359,651                          | 0                  | 8,032                    | 367,683   | 0  | The City of Morgantown also receives program income through the rehabilitation loan program that the Fairmont/Morgantown Housing Authority administers. The program income remains with the Housing Authority through a Memorandum of Understanding, for use in the program administration and to provide additional rehabilitation loans. The Fairmont/Morgantown Housing Authority anticipates \$29,390 in program income. |

Table 50 - Anticipated Resources

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

CDBG funding will be leveraged against West Virginia State Transportation Grants to complete the sidewalks along Walnut Street. CDBG funding will be utilized to move sewer drops and ADA compliant curb cuts and truncated domes. CDBG will supplement almost all of the public service projects where private funding will be used to complete the projects.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

None

**Discussion**

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

| Responsible Entity                          | Responsible Entity Type  | Role  | Geographic Area Served |
|---|--------------------------|---|------------------------|
| BARTLETT HOUSE INC.                         | Non-profit organizations | Homelessness  | Jurisdiction           |
| BOPARC                                      | Departments and agencies | public facilities                                       | Jurisdiction           |
| CARITAS HOUSE, INC                          | Non-profit organizations | Homelessness public services                            | Jurisdiction           |
| CITY OF MORGANTOWN PUBLIC WORKS             | Government               | public facilities                                       | Jurisdiction           |
| FAIRMONT MORGANTOWN HOUSING AUTHORITY       | Non-profit organizations | Ownership Rental  | Jurisdiction           |
| MON CO. HABITAT FOR HUMANITY                | Non-profit organizations | Ownership   | Jurisdiction           |
| MONONGALIA COUNTY COMMISSION                | Government               | Homelessness Non-homeless special needs public services | Jurisdiction           |
| MOUNTAINEER BOYS AND GIRLS CLUB             | Non-profit organizations | public services   | Jurisdiction           |
| Miln Puskar Health Right                    | Non-profit organizations | Homelessness public services                            | Jurisdiction           |
| Morgantown Area Youth Services Program      | Non-profit organizations | public services   | Jurisdiction           |
| United Way of Monongalia & Preston Conties  | Non-profit organizations | public services   | Jurisdiction           |
| West Virginia Coalition to End Homelessness | Non-profit organizations | Homelessness  | State                  |

**Table 51 - Institutional Delivery Structure**

### Assess of Strengths and Gaps in the Institutional Delivery System

Community Development Block Grant will fund supporting agencies that are identifying and resolving barriers to independent living and promoting self-sufficiency for individuals and families of low- to moderate-income through job training, literacy programs, medical treatment, barrier removal and rehabilitation, out-of-school time (OST) programs, and transportation. CDBG funds may be used for a



variety of activities. Activities funded in the past that have impacted extremely-low income families include the following: literacy programs, job training, housing rehabilitation, critical repair of homes, youth and day care services, crime awareness, infrastructure and parenting programs.

The City collaborates with social service agencies that assist persons living at or below the poverty level. The City supports community enhancement programs through its

Community Development Block Grant program in order to improve the living environments of low to moderate-income persons, specifically improving the lives of low- to moderate-income youth in order to break the cycle of poverty. Many of these programs are designed to assist low- to moderate-income individuals and families by assisting with the needs of low- and moderate-income households.

### **Availability of services targeted to homeless persons and persons with HIV and mainstream services**

| <b>Homelessness Prevention Services</b> | <b>Available in the Community</b> | <b>Targeted to Homeless</b> | <b>Targeted to People with HIV</b> |
|---|-----------------------------------|-----------------------------|------------------------------------|
| <b>Homelessness Prevention Services</b> |                                   |                             |                                    |
| Counseling/Advocacy                     | X                                 | X                           | X                                  |
| Legal Assistance                        | X                                 |                             |                                    |
| Mortgage Assistance                     | X                                 |                             |                                    |
| Rental Assistance                       | X                                 | X                           |                                    |
| Utilities Assistance                    | X                                 | X                           |                                    |
| <b>Street Outreach Services</b>         |                                   |                             |                                    |
| Law Enforcement                         | X                                 |                             |                                    |
| Mobile Clinics                          |                                   |                             |                                    |
| Other Street Outreach Services          | X                                 | X                           |                                    |
| <b>Supportive Services</b>              |                                   |                             |                                    |
| Alcohol & Drug Abuse                    | X                                 | X                           | X                                  |
| Child Care                              | X                                 | X                           |                                    |
| Education                               | X                                 | X                           |                                    |
| Employment and Employment Training      | X                                 | X                           |                                    |
| Healthcare                              | X                                 | X                           | X                                  |
| HIV/AIDS                                | X                                 | X                           | X                                  |
| Life Skills                             | X                                 | X                           |                                    |
| Mental Health Counseling                | X                                 | X                           | X                                  |
| Transportation                          | X                                 | X                           |                                    |
| <b>Other</b>                            |                                   |                             |                                    |
|   |                                   |                             |                                    |

**Table 52 - Homeless Prevention Services Summary**

**Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)**

The first objective of homeless-serving systems, agencies, programs and funding is to help people experiencing homelessness gain and maintain permanent housing. Once housed, the individual has stability, allowing service providers better opportunity to resolve specific issues that may be contributing to homelessness. The chief goals are to prevent homelessness through intervention and to rapidly re-house those who become homeless, reducing the number who require emergency shelter.

Between 2009 and 2012, 1,773 unduplicated individuals received homeless services in Monongalia County. We know this number is incomplete because not all service agencies have begun using the Homeless Management Information System (HMIS) that tracks homeless services for providers across the State, including four of our major agencies - Health Right, Christian Help, Salvation Army, and Connecting Link. Also, these numbers do not include anyone at risk of becoming homeless, only those actually receiving services while experiencing homelessness.

Chronic homelessness is very difficult to treat. It requires a specific focus. Only one agency, Caritas House, currently gives these persons the specialized supportive housing they require. Their success, however, shows that progress is possible with the appropriate resources and focus. Rapid re-housing can be used to free up beds for individuals who are more high-risk and who have greater barriers to housing.

Caritas House became a provider of Housing Opportunity for People with AIDS (HOPWA) assistance, distributing more than \$3 million dollars in housing and utility support over a 10 year period. In 1996, Caritas House also acquired an emergency shelter for people living with HIV/AIDS who are homeless or in transition. In 2007, Caritas House launched a permanent supportive housing project called Colligo House to provide housing and supportive services for individuals who are chronically homeless with disabilities. This facility has met the needs of more than 28 individuals, empowering them to be functional members of society again by ensuring their basic needs are met.

Health Right providers see scheduled patients in our clinic in Morgantown. All health care, including prevention, health awareness, and chronic disease management, are free of charge to qualified patients and are offered in clinics or in group education. With the support of local hospitals, referrals are available to eligible Health Right patients for lab work, testing, treatment, and some specialty care.

Primary health care: The professional staff is an experienced team of physicians, nurse practitioners, physician assistants, RNs, LPNs, medical assistants, social workers, and therapists.

Medication assistance: More than 55,000 prescriptions are filled each year. The staff includes pharm techs, patient assistance program specialists, and medical and pharmacist volunteers.

Specialty clinics: Clinics are offered on diabetes, pulmonary, infectious disease, cardiology, psychiatry, women's health, and HIV testing.

Limited dental care: Preliminary dental screenings are provided and patients are referred to the WVU School of Dentistry and to community dentists.

Mental health and outreach: Counseling services are available on site to individuals as well as to families. Social workers and medical staff take limited services to monthly shelters and soup kitchens.

**Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above**

Navigating several agencies can be complicated, especially for those in crisis. Ending homelessness requires an easier, coordinated way for those at risk of or experiencing homelessness to get help. The current lack of coordination leaves clients too much on their own, and often means that individuals and families receive the bulk of services from programs that may not be best suited to meet their needs and/or move them quickly out of homelessness.

Government financing is going to decrease while homelessness is increasing. We are going to have to learn to do more with less. Only a coordinated effort can achieve that by reducing duplication of services, avoiding gaps between agencies, allowing each agency to focus upon what it does best, and ensuring that the most cost-effective services are being provided by implementing evidence-based interventions and a coordinated system of service provision.

**Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs**

There are different kinds of homelessness, requiring different strategies:

- Temporary: generally caused by a change in economic situation, such as loss of job, illness, Bankruptcy, divorce.
- Chronic: episodic or continuous experience of homelessness, most often associated with addiction, mental illness, or both.

Placing chronically homeless persons in housing at public expense is cheaper in the long run for the community than leaving them homeless (See VII. HOUSING FIRST) Rural homelessness takes a different form from urban homelessness and requires a separate approach.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

| Sort Order | Goal Name | Start Year | End Year | Category           | Geographic Area       | Needs Addressed | Funding | Goal Outcome Indicator   |
|------------|-----------|------------|----------|--------------------|-----------------------|-----------------|---------|--|
| 1          | Housing   | 2014       | 2019     | Affordable Housing | ANTI-POVERTY STRATEGY | Homelessness    |         | Rental units rehabilitated:<br>15 Household Housing Unit<br><br>Homeowner Housing Added:<br>10 Household Housing Unit<br><br>Homeowner Housing Rehabilitated:<br>40 Household Housing Unit |

| Sort Order | Goal Name    | Start Year | End Year | Category                   | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator   |
|------------|--------------|------------|----------|----------------------------|-----------------|-----------------|---------|--|
| 2          | Homelessness | 2014       | 2019     | Homeless                   |                 | Homelessness    |         | <p>Tenant-based rental assistance / Rapid Rehousing:<br/>50 Households Assisted</p> <p>Homeless Person Overnight Shelter:<br/>1000 Persons Assisted</p> <p>Overnight/Emergency Shelter/Transitional Housing Beds added:<br/>100 Beds</p> <p>Homelessness Prevention:<br/>100 Persons Assisted</p> <p>Housing for People with HIV/AIDS added:<br/>24 Household Housing Unit</p> |
| 3          | anti-Poverty | 2014       | 2019     | Non-Homeless Special Needs |                 | Homelessness    |         | <p>Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:<br/>5 Persons Assisted</p> <p>Public service activities other than Low/Moderate Income Housing Benefit:<br/>5 Persons Assisted</p>   |

| Sort Order | Goal Name            | Start Year | End Year | Category                          | Geographic Area | Needs Addressed | Funding | Goal Outcome Indicator  |
|------------|----------------------|------------|----------|-----------------------------------|-----------------|-----------------|---------|---|
| 4          | Infrastructure       | 2014       | 2019     | Non-Housing Community Development |                 |                 |         | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:<br>10 Persons Assisted |
| 5          | Parks and Recreation | 2014       | 2019     | Non-Housing Community Development |                 |                 |         | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit:<br>5 Persons Assisted  |
| 6          | Fair Housing         | 2014       | 2019     |                                   |                 |                 |         | Other:<br>5 Other   |

Table 53 – Goals Summary

## Goal Descriptions

|   |                  |  |
|---|------------------|--|
| 1 | Goal Name        | Housing  |
|   | Goal Description | <p>Community Development Block Grant will fund a program for housing to include: housing rehabilitation single owner and rental, an emergency home repair, a housing accessibility, a down payment assistance and a lead paint testing/abatement, also providing infrastructure development using CDBG funding to offset the cost of storm water retention, water, and sewer and sidewalk projects to help offset these cost for affordable housing.</p> <p>The creation of a dedicated city-wide or county-wide Community Housing Development Organization (CHDO) a CHDO is a special type of non-profit organization that focuses on the development of housing for households with incomes under 80% AMHI, adjusted for family size. A CHDO focused on the local needs of the community would be able to more effectively deliver services, thereby increasing the number of affordable housing units added to the community.</p> <p>All rental and home owner rehabilitation projects will be subject to the Lead Based Paint Policy, as set forth in 24 CFR Part 35, Davis/Bacon awage rates, environmental review regulations and conflict of interest rgulations.</p> |

|          |                         |   |
|----------|-------------------------|---|
| <b>2</b> | <b>Goal Name</b>        | Homelessness  |
|          | <b>Goal Description</b> | Community Development Block Grant will fund special needs services providers to affordable housing development and/or job creation for special needs populations, particularly individuals with substance abuse problems, individuals with severe, persistent mental illnesses, and homeless families. Prioritize activities that help individuals move toward self-sufficiency and break the cycle of poverty.   |
| <b>3</b> | <b>Goal Name</b>        | anti-Poverty  |
|          | <b>Goal Description</b> | Community Development Block Grant will fund supporting agencies that are identifying and resolving barriers to independent living and promoting self-sufficiency for individuals and families of low- to moderate-income through job training, literacy programs, medical treatment, barrier removal and rehabilitation, out-of-school time (OST) programs, and transportation. CDBG funds may be used for a variety of activities. Activities funded in the past that have impacted extremely-low income families include the following: literacy programs, job training, housing rehabilitation, critical repair of homes, youth and day care services, crime awareness, infrastructure and parenting programs. |
| <b>4</b> | <b>Goal Name</b>        | Infrastructure  |
|          | <b>Goal Description</b> | Community Development Block Grant will fund sidewalk/infrastructure improvements in targeted low-income areas. Support improvements on neighborhood and downtown sidewalk and infrastructure changes that would make accessibility possible and quality of life. The City is committed to removing barriers at all public facilities in order to make all Public facilities (including all parks and recreation sites) ADA compliant.   |
| <b>5</b> | <b>Goal Name</b>        | Parks and Recreation  |
|          | <b>Goal Description</b> | Community Development Block Grant will fund BOPARC to improve parks, playgrounds, and other recreational opportunities that primarily serving low- and moderate-income neighborhoods. CDBG funding will be used to provide all-day summer programing for low-moderate income school age children through the summer.  |

|   |                         |  |
|---|-------------------------|--|
| 6 | <b>Goal Name</b>        | Fair Housing   |
|   | <b>Goal Description</b> | <p>The federal Fair Housing Act, passed in 1968 and amended in 1988, prohibits discrimination in housing on the basis of race, color, national origin, religion, sex, familial status and disability. The Fair Housing Act covers most types of housing including rental housing, home sales, mortgage and home improvement lending, land use and zoning. Excluded from the Act are owner occupied buildings with no more than four units, single family housing sold or rented without the use of a real estate agent or broker, housing operated by organizations and private clubs that limit occupancy to members, and housing for older persons.</p> <p>The West Virginia Fair Housing Act carries the same protections as the federal Fair Housing Act. In addition to prohibiting housing discrimination based on race, color, national origin, religion, sex, familial status and disability, state law also prohibits housing discrimination on the basis of ancestry and blindness. The West Virginia Human Rights Commission investigates and resolves housing discrimination complaints as well as provides education on fair housing.</p> <p><b>Goal</b></p> <p>The City of Morgantown will improve the education/outreach and coordination of fair housing responsibilities in Morgantown. The city's website, a resource for residents seeking information about housing and community development: the website should include: explanation as to what fair housing is and who is protected; direct instructions for filing a complaint; contact information to offer guidance to residents needing assistance; and Link to West Virginia Fair Housing Action Network website.</p> <p>Training should also serve as an opportunity for city staff, local advocates and members of the housing community to begin a unified and cordial working relationship towards making the city more accessible to persons with disabilities.</p> |

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**



Homelessness: Bartlett House provides 450 unduplicated clients night shelter in the emergency shelter annually, 20 permanent and transitional housing annually, however, and Christian help assists 3000 clients annually most of which experience homelessness during the year.

Anti-poverty: The Boys and Girls Club serves 90 members annual while the Morgantown Area Youth service Program assists 75 youths in need annually.

Infrastructure: This program is hard to determine how many individuals will receive a benefit.

Parks and Recreation: The summer programs for low income youth serve 500 children annually.

**SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

**Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

**Activities to Increase Resident Involvements**

**Is the public housing agency designated as troubled under 24 CFR part 902?**

**Plan to remove the ‘troubled’ designation**

## **SP-55 Barriers to affordable housing – 91.215(h)**

### **Barriers to Affordable Housing**

The city's land use code creates no obvious barriers to fair housing. The city recently passed a definition of "functional family," which was primarily in response to the recent trend of college students moving into traditionally non-student neighborhoods.

Affordable housing and public housing review. The FMHA has no public housing units in Morgantown. The FMHA administers 503 Section 8 Vouchers, which are concentrated in certain portions of the city, as well as used outside of Morgantown. Social service stakeholders, residents and housing professionals all suggested that it is difficult to use Section 8 Vouchers in Morgantown because of an overall lack of affordable and accessible rental units in the city. Furthermore, stakeholders suggested that the FMHA could do a better job of connecting voucher holders with interested landlords in Morgantown.

The barriers to affordable housing that exist in Greater Morgantown are not uncommon in small to medium-sized communities; especially those that are largely defined by the presence of a major university. Challenges are rarely created by an unwillingness to engage in affordable housing development by either the public or the private sector, but the lack of resources required for successful developments to occur. This resource deficiency tends to manifest itself around three categories: production capacity issues, financial challenges or cost impediments to the individual(s) in the household.

Non-financial barriers include inadequate or insufficient sites, lack of access to labor, lack of access to materials, inability to procure adequate infrastructure, lack of neighborhood or municipal support or a simple deficiency of knowledge regarding affordable housing production.

Affordable housing as a public policy began when communities concluded that despite their state of employment, education or other factors, individuals were still unable to overcome the costs associated with occupying housing. These costs are driven by local supply and demand issues as well as total development costs.

This challenge is less prevalent in rental housing, especially multifamily, but it still can occur. According to the Department of Housing and Urban Development (HUD) housing costs are generally considered to be excessive when the rent or mortgage (including taxes and insurance) plus utilities exceed 30% of the occupant's gross income. When housing costs exceed this parameter, the housing is no longer considered affordable. However, households regularly exceed this parameter to seek housing they want or desire. Obviously, income varies from person to person and from family to family, so market-rate housing can have a sliding scale of affordability.

Using subsidy's such as the downpayment assistance program and Low-Income Housing Tax Credit (LIHTC) housing becomes more affordable for the target populations.

## **Strategy to Remove or Ameliorate the Barriers to Affordable Housing**

A group has form in the past year known as Community Housing Action Partners (CHAP).

The Community Housing Agencies Partnership (CHAP) serves as a consortium of developers, funders, lenders, nonprofits, and other stakeholders focused on facilitating the development of safe, economical, quality housing through collaborating and leveraging partnerships and resources throughout Monongalia County. Its mission is to serve as a catalyst to produce quality, economical housing through leveraging and maximizing resources.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

With the growing demand for homeless services and programming in our community, there simply is not enough time or energy for existing organizations to devote to community-wide planning for long term solutions. The Coordinating Council for Homelessness was created to fill the need for an entity whose sole purpose was to study the problems relating to homelessness and to draft a long term plan that, at a minimum, encompasses:

- Preventing homelessness among those at risk, through appropriate interventions.
- Promoting and increasing the availability of low income housing.
- Identifying long-term strategies for increasing the availability of resources and support services to help homeless persons to regain independence and break the cycle of homelessness.
- Promoting community-wide cooperation among government, non-profits, faith-based organizations, business community, housing developers, and the general public.
- Fostering inter-agency cooperation, such as universal discharge planning and coordination of services.
- Identifying under-served areas of the county and facilitating better programming for all areas.
- Reviewing approaches to homelessness taken by other communities of similar size and character as well as adapting and applying aspects of previously successful policy, programming and organizational initiatives.

### **Addressing the emergency and transitional housing needs of homeless persons**

For every household which becomes homeless in the community, the system responds with a basic level of re-housing assistance – Rapid Re-Housing 1- which could include:

- List of rental vacancies,
- Tips about how to find an apartment,
- Help negotiating with landlords or friends or family members a person could live with, and
- Some financial assistance for application fees, deposits, etc.

If it becomes clear that the household will not exit homelessness with only this much assistance, then additional assistance is provided, which might include short-term rental assistance and case management—Rapid Re-Housing.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

While there is always a need for emergency services for those experiencing homelessness (food, shelter, clothing, etc.), the greater need today, and the main focus for is reducing the number of persons experiencing homelessness, through

- 1) Prevention services that reduce the number of persons who become homeless, and
- 2) Rehousing services that reduce the length of time that persons are homeless and increase the number of persons regaining housing.

Or more simply put, the goal is to reduce the number of people entering the system of homeless services and increase the number of people exiting the system.

**Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs**

Housing: it is expected that between 90 and 100 households will receive housing rehab assistance.

Morgantown's CDBG funding has in the past couple of years provided funding to the Connecting Link to provide financial assistance and budgeting for low income individuals and families. The Connecting Link has also become the agency to do intake coordination for those experiencing homelessness, using the HMIS system they are the portal to services and housing.

The Fairmont Morgantown Housing Authority provides housing rehab for homeowners and landlords to low income individuals and families with home repairs. In several instances these repairs have prevented condemnation of the home, keeping families housed.

The Bartlett House with Valley Mental Health has provided need assistance to individuals discharged from institutions in the past however, now with the advocacy of the Connecting Link this task has become easier. Since West Virginia has no formal discharge protocol local actions vary.

The Mountaineer Boys & Girls Club along with MAYSP have provided invaluable services in both youth development but also after school services providing a safe secure environment for youth while low income parents work.

## **SP-65 Lead based paint Hazards – 91.215(i)**

### **Actions to address LBP hazards and increase access to housing without LBP hazards**

Support the Code Enforcement Division of the Public Works Department and the Morgantown Housing Authority in expanding services that lead to lead-based paint removal and tracking lead based paint hazards in rental units and other older building throughout Morgantown.

### **How are the actions listed above related to the extent of lead poisoning and hazards?**

With the elimination of leaded gasoline and lead solder from cans, the pathways of lead exposure have decreased. NHANES ranks lead-based paint as the most common source. Based on the risk factors of poverty level, percent of older houses, and percent of population between the ages of zero and six, the West Virginia Bureau for Public Health has identified the Counties in the State that have a predicted high risk for Blood Lead poisoning. Monongalia County is not listed as a high risk for blood lead poisoning based on the above risk factors and has not been listed as a county with a prevalence of elevated lead levels in the blood. Screening rates for blood lead poisoning in Monongalia County is below 6% based on surveillance information gathered since 1995. (Childhood Lead Poisoning Surveillance in West Virginia: A Statewide Approach, December 2002).

Although the City of Morgantown has a large number of older rental units built before 1960, our inspection program has reduced the risk of lead poisoning. Each rental unit is inspected on a three-year rotation. During those inspections, code enforcement officers will test the paint immediately and determine if chipping paint has lead. The City of Morgantown is committed to maintaining the strict inspection of rental units and testing for lead-based paint.

### **How are the actions listed above integrated into housing policies and procedures?**

The City of Morgantown recognizes that a large number of rental units within city limits that were built before 1960 and therefore are at risk for containing lead paint. Code Enforcement's inspection program reduces the risk of lead poisoning from lead paint by testing each unit during the building permit inspection and to maintaining the inspection of rental units and testing for lead-based paint.

The Morgantown Housing Authority supports the City of Morgantown in its endeavors to reduce lead poisoning and increase the number of safe units for people of low- and moderate-income by assessing, testing, and clearing properties under their purview of lead-based paint as required with Federal Programs through the CDBG Housing Rehabilitation Program.

Federal law requires lead based paint intervention on federally funded housing programs over \$5,000. Morgantown Housing Authority will do lead based paint assessments, testing and clearance for projects as needed.





## **SP-70 Anti-Poverty Strategy – 91.215(j)**

### **Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

Community Development Block Grant will fund supporting agencies that are identifying and resolving barriers to independent living and promoting self-sufficiency for individuals and families of low- to moderate-income through job training, literacy programs, medical treatment, barrier removal and rehabilitation, out-of-school time (OST) programs, and transportation.

### **How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

The Community Housing Agencies Partnership (CHAP) serves as a consortium of developers, funders, lenders, nonprofits, and other stakeholders focused on facilitating the development of safe, economical, quality housing through collaborating and leveraging partnerships and resources throughout Monongalia County. Its mission is to serve as a catalyst to produce quality, economical housing through leveraging and maximizing resources.

The City collaborates with social service agencies that assist persons living at or below the poverty level. The City supports community enhancement programs through its Community Development Block Grant program in order to improve the living environments of low to moderate-income persons, specifically improving the lives of low- to moderate-income youth in order to break the cycle of poverty. Many of these programs are designed to assist low- to moderate-income individuals and families by assisting with the needs of low- and moderate-income households.

The City will work supporting agencies that are identifying and resolving barriers to independent living and promoting self-sufficiency for individuals and families of low- to moderate-income through job training, literacy programs, medical treatment, barrier removal and rehabilitation, housing and transportation.

## **SP-80 Monitoring – 91.230**

**Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

To ensure appropriate use of public dollars and to maintain consistency with Federal program requirements and regulations, the City of Morgantown Community Development staff will plan, implement and enforce a comprehensive monitoring plan for each project. In addition, this monitoring plan will ensure satisfactory progress toward the Consolidated Plan goals, promote program accountability and further demonstrate compliance with Federal requirements. Two monitoring methods are utilized by the City of Morgantown. Method one involves monitoring projects directly administered by the City of Morgantown. Monitoring in this category consists of evaluating the project goals, objectives and levels of accomplishments. Monitoring of the activities will further ensure goal achievement and regulation compliance. Method two involves monitoring of other agencies, organizations, and recipients of Federal funds through the City of Morgantown. This monitoring method is utilized to ensure agency accountability, compliance, and consistency with project goals and accomplishments. The Community Development staff will conduct on-site monitoring of sub-recipient agencies periodically. As stated in each contract, payment is made by reimbursement only. Quarterly reports and an end-of-year performance report are also required for each project. Staff will also work with the sub-recipients on a regular basis as a resource for technical assistance in planning, implementation, project evaluation, and capacity building.

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

The City of Morgantown projected 2014 Community Development Block Grant Entitlement is \$359,651 for funding projects. An additional, \$8,032 from funds not expended under previous year's projects. Total available funding for 2014 programing is \$367,683.

The City of Morgantown also receives program income through the rehabilitation loan program that the Fairmont/Morgantown Housing Authority administers. The program income remains with the Housing Authority through a Memorandum of Understanding, for use in the program administration and to provide additional rehabilitation loans. The Fairmont/Morgantown Housing Authority anticipates \$29,390 in program income.

#### Anticipated Resources

| Program | Source of Funds | Uses of Funds | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Reminder of ConPlan \$ | Narrative Description |
|---------|-----------------|---------------|----------------------------------|--------------------|--------------------------|-----------|--|-----------------------|
|         |                 |               | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |  |                       |
|         |                 |               |                                  |                    |                          |           |  |                       |

| Program | Source of Funds  | Uses of Funds  | Expected Amount Available Year 1 |                    |                          |           | Expected Amount Available Reminder of ConPlan \$ | Narrative Description  |
|---------|------------------|--|----------------------------------|--------------------|--------------------------|-----------|--|--|
|         |                  |  | Annual Allocation: \$            | Program Income: \$ | Prior Year Resources: \$ | Total: \$ |  |  |
| CDBG    | public - federal | Acquisition<br>Admin and Planning<br>Economic Development<br>Housing<br>Public Improvements<br>Public Services | 359,651                          | 0                  | 8,032                    | 367,683   | 0  | The City of Morgantown also receives program income through the rehabilitation loan program that the Fairmont/Morgantown Housing Authority administers. The program income remains with the Housing Authority through a Memorandum of Understanding, for use in the program administration and to provide additional rehabilitation loans. The Fairmont/Morgantown Housing Authority anticipates \$29,390 in program income. |

**Table 54 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

CDBG funding will be leveraged against West Virginia State Transportation Grants to complete the sidewalks along Walnut Street. CDBG funding will be utilized to move sewer drops and ADA compliant curb cuts and truncated domes. CDBG will supplement almost all of the public service projects where private funding will be used to complete the projects.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

None

## **Discussion**

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

| Sort Order | Goal Name      | Start Year | End Year | Category                          | Geographic Area       | Needs Addressed | Funding         | Goal Outcome Indicator   |
|------------|----------------|------------|----------|-----------------------------------|-----------------------|-----------------|-----------------|--|
| 1          | Housing        | 2014       | 2019     | Affordable Housing                | ANTI-POVERTY STRATEGY |                 | CDBG: \$59,000  | Rental units rehabilitated: 6<br>Household Housing Unit<br>Homeowner Housing Added: 2<br>Household Housing Unit<br>Homeowner Housing<br>Rehabilitated: 40 Household<br>Housing Unit<br>Buildings Demolished: 1 Buildings |
| 2          | anti-Poverty   | 2014       | 2019     | Non-Homeless Special Needs        | ANTI-POVERTY STRATEGY |                 | CDBG: \$34,550  | Homelessness Prevention: 560<br>Persons Assisted   |
| 3          | Homelessness   | 2014       | 2019     | Homeless                          |                       | Homelessness    | CDBG: \$20,596  | Homeless Person Overnight<br>Shelter: 500 Persons Assisted<br>Homelessness Prevention: 300<br>Persons Assisted   |
| 4          | Infrastructure | 2014       | 2019     | Non-Housing Community Development | Downtown              |                 | CDBG: \$120,000 | Public Facility or Infrastructure<br>Activities other than<br>Low/Moderate Income Housing<br>Benefit: 800 Persons Assisted   |

| Sort Order | Goal Name            | Start Year | End Year | Category                          | Geographic Area                            | Needs Addressed | Funding        | Goal Outcome Indicator  |
|------------|----------------------|------------|----------|-----------------------------------|--|-----------------|----------------|---|
| 5          | Parks and Recreation | 2014       | 2019     | Non-Housing Community Development | NON-HOUSING COMMUNITY DEVELOPMENT STRATEGY |                 | CDBG: \$25,000 | Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 200 Persons Assisted |
| 6          | Fair Housing         | 2014       | 2019     |                                   |  |                 |                |   |

Table 55 – Goals Summary

### Goal Descriptions

|   |                  |   |
|---|------------------|---|
| 1 | Goal Name        | Housing   |
|   | Goal Description | Community Development Block Grant will fund a program for housing to include: housing rehabilitation single owner and rental, an emergency home repair, a housing accessibility, a down payment assistance and a lead paint testing/abatement.<br><br>The creation of a dedicated city-wide or county-wide Community Housing Development Organization (CHDO) a CHDO is a special type of non-profit organization that focuses on the development of housing for households with incomes under 80% AMHI, adjusted for family size. |
| 2 | Goal Name        | anti-Poverty  |
|   | Goal Description | Community Development Block Grant will fund supporting agencies that are identifying and resolving barriers to independent living and promoting self-sufficiency for individuals and families of low- to moderate-income through job training, literacy programs, medical treatment, barrier removal and rehabilitation, out-of-school time (OST) programs, and transportation.   |
| 3 | Goal Name        | Homelessness  |
|   | Goal Description | Community Development Block Grant will fund special needs services providers to affordable housing development and/or job creation for special needs populations, particularly individuals with substance abuse problems, individuals with severe, persistent mental illnesses, and homeless families. Prioritize activities that help individuals move toward self-sufficiency and break the cycle of poverty.   |



|   |                         |  |
|---|-------------------------|--|
| 4 | <b>Goal Name</b>        | Infrastructure   |
|   | <b>Goal Description</b> | Community Development Block Grant will fund sidewalk/infrastructure improvements in targeted low-income areas. Support improvements on neighborhood and downtown sidewalk and infrastructure changes that would make accessibility possible and quality of life. The City is committed to removing barriers at all public facilities in order to make all Public facilities (including all parks and recreation sites) ADA compliant.  |
| 5 | <b>Goal Name</b>        | Parks and Recreation   |
|   | <b>Goal Description</b> | Community Development Block Grant will fund BOPARC to improve parks, playgrounds, and other recreational opportunities that primarily serving low- and moderate-income neighborhoods.  |
| 6 | <b>Goal Name</b>        | Fair Housing   |
|   | <b>Goal Description</b> | <p>The City of Morgantown will improve the education/outreach and coordination of fair housing responsibilities in Morgantown. The city's website, a resource for residents seeking information about housing and community development: the website should include: explanation as to what fair housing is and who is protected; direct instructions for filing a complaint; contact information to offer guidance to residents needing assistance; and Link to West Virginia Fair Housing Action Network website.</p> <p>Training should also serve as an opportunity for city staff, local advocates and members of the housing community to begin a unified and cordial working relationship towards making the city more accessible to persons with disabilities.</p> |

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

This Action Plan outlines the needs, resources, priorities and proposed activities of the City of Morgantown to be undertaken with respect to their FY 2014 Community Development Block Grant (CDBG). The City of Morgantown has participated in CDBG as an Entitlement recipient each year between 2004 to present.

The City's Development Services Department is the Lead Agency that maintains and administers Morgantown CDBG funds and responsibilities, including completion of the Action Plan. The planning process actively encouraged participation of city housing and community service organizations, including the Morgantown Housing Authority, affordable housing providers, service agencies that assist the low- and moderate-income and principally low- and moderate-income clientele, advocates, and others.

The City of Morgantown encourages citizens to provide input and participate in planning, implementation and assessment of the CDBG program. This Action Plan was developed through public hearings, the use of existing data from previously approved plans and studies, consultation with a wide variety of local non-profit agencies, and discussions with other City of Morgantown departments. For-profit, non-profit, community and faith-based organizations were engaged several times throughout the prior year to assess city needs and priorities.

#### Projects

| #  | Project Name                      |
|----|-----------------------------------|
| 1  | Homeless Case Management          |
| 2  | Electrical Wiring Upgrade         |
| 3  | Homeless Care Services            |
| 4  | Intervention Services             |
| 5  | Target Teen Program               |
| 6  | Sidewalks for Jerome Park Project |
| 7  | Demolishing Delapodated Houses    |
| 8  | Home Rehabilitation Program       |
| 9  | Marilla Park ADA Compliance       |
| 10 | ADA Complaince Sidewalks          |
| 11 | Human Rights Commission           |
| 12 | Administration                    |

**Table 56 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Homeless Case Management: The Bartlett House emergency Shelter, the funding was cut due to the cuts in the entitlement grant. Census Tract 101.00

Electrical Wiring Upgrade: Christian Help runs 9 programs out of a ninety year old building that no longer meets code requirements. Christian Help is an important provider for the homeless and low income individuals and families. Census Tract 101.00

Homeless Care Services: Milan Puskar Healthright provides needed medical services to the homeless. Census Tract 101.00

Intervention Services: Morgantown Area Youth Services Project assists youth with anger management issue, alcohol and substance abuse issues. This is an alternative to jail. Citywide

Target Teen Program: The Mountaineer Boys & Girls Club, providing needed after school programs of tutoring and teen leadership to prevent gangs. Citywide

Sidewalks for Jerome Park Project: Monongalia County Habitat for Humanity has a multi home project in Jerome Park and it needs sidewalks to allow access to buses. Census Tract 107.00

Demolishing Dilapidated Houses: Monongalia County Habitat for Humanity will demolish a house on Posten Avenue in the Greenmont neighborhood for construction of a new affordable house. Census Tract 107.00

Home Rehabilitation Program: The Fairmont Morgantown Housing Authority has operated a housing rehabilitation program since the beginning of the grant. Citywide

Marilla Park ADA Compliance: Second phase of Marilla Park ADA project bringing the pool into compliance. Census Tract 107.00

ADA Compliance Sidewalks: The Walnut Street Streetscape project to bring sidewalks in downtown into compliance with the ADA. Census Tract 101.00

## AP-38 Project Summary

### Project Summary Information

|   |  |  |
|---|--|--|
| 1 | <b>Project Name</b>  | Homeless Case Management   |
|   | <b>Target Area</b>   | Downtown   |
|   | <b>Goals Supported</b>   | Homelessness   |
|   | <b>Needs Addressed</b>   | Homelessness   |
|   | <b>Funding</b>   | CDBG: \$18,596   |
|   | <b>Description</b>   | All homeless clients of the Bartlett House, Inc. staying at the University Avenue location will receive comprehensive case management aimed at housing them as quickly as possible and ensuring they maintain their housing. |
|   | <b>Target Date</b>   | 6/30/2015  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | It is estimated that the Bartlett House will serve 650 clients in FY 2014.   |
|   | <b>Location Description</b>  | The Bartlett House Emergency Shelter is located at 1110 University Avenue, Morgantown, WV 26505  |
|   | <b>Planned Activities</b>  | Housing placement, life skills and coping skills to maintain housing.  |
| 2 | <b>Project Name</b>  | Electrical Wiring Upgrade  |
|   | <b>Target Area</b>   | ANTI-POVERTY STRATEGY  |
|   | <b>Goals Supported</b>   | Homelessness<br>anti-Poverty   |
|   | <b>Needs Addressed</b>   | Homelessness   |
|   | <b>Funding</b>   | CDBG: \$35,000   |

|          |  |  |
|----------|--|--|
|          | <b>Description</b>   | Christian Help Inc. building in downtown Morgantown has five floors and the project would replace the electrical service coming into the 86 year old building. |
|          | <b>Target Date</b>   | 6/30/2015  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | The five programs administered by Christian Help is estimated to served 2,928 individuals.   |
|          | <b>Location Description</b>  | Christian Help is located at 219 Walnut Street, Morgantown, WV 26505   |
|          | <b>Planned Activities</b>  | Bid the project, hire a contractor and begin replacing the electrical service in the Christian Help building.  |
| <b>3</b> | <b>Project Name</b>  | Homeless Care Services   |
|          | <b>Target Area</b>   | ANTI-POVERTY STRATEGY  |
|          | <b>Goals Supported</b>   | Homelessness   |
|          | <b>Needs Addressed</b>   |  |
|          | <b>Funding</b>   | CDBG: \$12,000   |
|          | <b>Description</b>   | Provides access to comprehensive medical, mental health and case management services for sheltered and unsheltered homeless in Morgantown.                     |
|          | <b>Target Date</b>   | 6/30/2015  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | The Homeless Services Clinic is estimated to serve 1,027 visits.   |
|          | <b>Location Description</b>  | Milan Puskar Health Right is located at 341 Spruce Street, Morgantown, WV 26507-1519   |
|          | <b>Planned Activities</b>  | Clients will visit with a physician, registered nurse, and a dentist receiving healthcare and dental services as well as perscriptions.                        |
| <b>4</b> | <b>Project Name</b>  | Intervention Services  |

|   |  |  |
|---|--|--|
|   | <b>Target Area</b>   | ANTI-POVERTY STRATEGY  |
|   | <b>Goals Supported</b>   | Homelessness<br>anti-Poverty   |
|   | <b>Needs Addressed</b>   |  |
|   | <b>Funding</b>   | CDBG: \$11,950   |
|   | <b>Description</b>   | MAYSP provides intervention services to youth and families primarily from low and moderate income households experiencing delinquency, substance abuse problems,, related crime and violence and homelessness. |
|   | <b>Target Date</b>   | 6/30/2015  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | It is estimated that 85 youth will receive services from MAYSP.  |
|   | <b>Location Description</b>  | Morgantown Area Youth Services Program is located at 160 Chancery Row, Morgantown, WV 2605   |
|   | <b>Planned Activities</b>  | MAYSP provides intervention services to youth and families primarily from low and moderate income households experiencing delinquency, substance abuse problems,, related crime and violence and homelessness. |
| 5 | <b>Project Name</b>  | Target Teen Program  |
|   | <b>Target Area</b>   | ANTI-POVERTY STRATEGY  |
|   | <b>Goals Supported</b>   | anti-Poverty   |
|   | <b>Needs Addressed</b>   |  |
|   | <b>Funding</b>   | CDBG: \$12,600   |
|   | <b>Description</b>   | The academic services program provides after school homework help, one on one tutoring services and a learning strategies program.   |
|   | <b>Target Date</b>   | 6/30/2015  |

|          |  |  |
|----------|--|--|
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | It is estimated that 90 youth will be served by the Boys and Girls Club through this project.                                      |
|          | <b>Location Description</b>  | The Mountaineer Boys and Girls Club is located at 918 Fortney Avenue, Morgantown, WV 26505   |
|          | <b>Planned Activities</b>  | The academic services program provides after school homework help, one on one tutoring services and a learning strategies program. |
| <b>6</b> | <b>Project Name</b>  | Sidewalks for Jerome Park Project  |
|          | <b>Target Area</b>   | NON-HOUSING COMMUNITY DEVELOPMENT STRATEGY   |
|          | <b>Goals Supported</b>   | Infrastructure   |
|          | <b>Needs Addressed</b>   |  |
|          | <b>Funding</b>   | CDBG: \$15,000   |
|          | <b>Description</b>   | Construct sidewalks along 6 Habitat Homes in Jerome Park neighborhood.   |
|          | <b>Target Date</b>   | 6/30/2015  |
|          | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 6 families will be served by this project.   |
|          | <b>Location Description</b>  | The project is located on Jersey Avenue in Jerome Park, Morgantown, WV.  |
|          | <b>Planned Activities</b>  | Framing and bracing, concrete pour and curing of the sidewalks.  |
| <b>7</b> | <b>Project Name</b>  | Demolishing Delapodated Houses   |
|          | <b>Target Area</b>   | NON-HOUSING COMMUNITY DEVELOPMENT STRATEGY   |
|          | <b>Goals Supported</b>   | Housing  |
|          | <b>Needs Addressed</b>   |  |
|          | <b>Funding</b>   | CDBG: \$5,000  |

|   |  |  |
|---|--|--|
|   | <b>Description</b>   | Habitat purchased a burned structure on Posten Avenue in the Greenmont neighborhood. Habitat will demolish the house to prepare the site for new construction. |
|   | <b>Target Date</b>   | 6/30/2015  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | one  |
|   | <b>Location Description</b>  | This project is located at 444 Posten Avenue, Morgantown, WV 26505   |
|   | <b>Planned Activities</b>  | Demolition of the structure, disposal of the materials at an approved landfill.  |
| 8 | <b>Project Name</b>  | Home Rehabilitation Program  |
|   | <b>Target Area</b>   | ANTI-POVERTY STRATEGY  |
|   | <b>Goals Supported</b>   | Housing  |
|   | <b>Needs Addressed</b>   |  |
|   | <b>Funding</b>   | CDBG: \$39,000   |
|   | <b>Description</b>   | Will enable low income households to receive the repair or replacement of essential housing components by loans, forgivable loans, and grants.                 |
|   | <b>Target Date</b>   | 6/30/2015  |
|   | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | Nine   |
|   | <b>Location Description</b>  | Citywide, primarily in Greenmont, Jerome Park, Wiles Hill and Woodburn neighborhoods.  |
|   | <b>Planned Activities</b>  | Advertise for applications, review and identify qualifying households, begin rehab projects.   |
| 9 | <b>Project Name</b>  | Marilla Park ADA Compliance  |
|   | <b>Target Area</b>   | NON-HOUSING COMMUNITY DEVELOPMENT STRATEGY   |



|    |  |  |
|----|--|--|
|    | <b>Goals Supported</b>   | Parks and Recreation   |
|    | <b>Needs Addressed</b>   |  |
|    | <b>Funding</b>   | CDBG: \$25,000   |
|    | <b>Description</b>   | Marilla Pool ADA accessibility.  |
|    | <b>Target Date</b>   | 6/30/2015  |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> |  |
|    | <b>Location Description</b>  | The project is located at Marilla Park between the Greenmont and Jerome Parks neighborhoods.   |
|    | <b>Planned Activities</b>  |  |
| 10 | <b>Project Name</b>  | ADA Complaine Sidewalks  |
|    | <b>Target Area</b>   | Downtown   |
|    | <b>Goals Supported</b>   | Infrastructure   |
|    | <b>Needs Addressed</b>   |  |
|    | <b>Funding</b>   | CDBG: \$120,000  |
|    | <b>Description</b>   | The City has continued to improve access to the downtown by removing barriers. The City will remove sewer drops to add curb cuts on the Walnut Street sidewalks. |
|    | <b>Target Date</b>   | 6/30/2015  |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> | 100  |
|    | <b>Location Description</b>  | This project is located on Walnut Street in downtown Morgantown.   |
|    | <b>Planned Activities</b>  | Bid project, select contractor, begin project May 2014.  |

|    |  |   |
|----|--|---|
| 11 | <b>Project Name</b>  | Human Rights Commission   |
|    | <b>Target Area</b>   | ANTI-POVERTY STRATEGY   |
|    | <b>Goals Supported</b>   | anti-Poverty  |
|    | <b>Needs Addressed</b>   |   |
|    | <b>Funding</b>   | CDBG: \$500   |
|    | <b>Description</b>   | Printing of Update of the City's Affirmative Action Plan.   |
|    | <b>Target Date</b>   | 6/30/2015   |
|    | <b>Estimate the number and type of families that will benefit from the proposed activities</b> |   |
|    | <b>Location Description</b>  | City of Morgantown, 389 Spruce Street, Morgantown, WV 26505                                       |
|    | <b>Planned Activities</b>  | Updating of the Affirmative Action Plan and its printing.   |
| 12 | <b>Project Name</b>  | Administration  |
|    | <b>Target Area</b>   |   |
|    | <b>Goals Supported</b>   | Housing<br>Homelessness<br>anti-Poverty<br>Infrastructure<br>Parks and Recreation<br>Fair Housing |
|    | <b>Needs Addressed</b>   |   |
|    | <b>Funding</b>   | CDBG: \$73,036  |

|  |  |   |
|--|--|---|
|  | <b>Description</b>   | CDBG Administrative costs are necessary for project management, implementation, and inspection of the non-housing community development projects. This includes the employment of a full-time Community Development Administrator and a part-time intern. |
|  | <b>Target Date</b>   | 6/30/2015   |
|  | <b>Estimate the number and type of families that will benefit from the proposed activities</b> |   |
|  | <b>Location Description</b>  | 389 Spruce Street, Morgantown, WV 26505   |
|  | <b>Planned Activities</b>  |   |

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Night Shelter Case Management Program, Project # 2014-1, is located in Census Tract 101.00 in the downtown Morgantown area.

Morgantown Area Youth Services Project, Project # 2014-4, this is a citywide program targeting low-income children and families.

Mountaineer Boys & Girls Club, Project # 2014-5, The Boys and Girls Club facility is located in downtown Morgantown on Spruce Street in Census Tract # 101.00.

BOPARC ADA Marilla Park, Project # 2011-11, located in Census Tract 109.01

Home Rehabilitation Program, Project #2011-7, The Housing Rehabilitation Programs are citywide by application targeting low and moderate-income individuals and families.

Monongalia County Habitat for Humanity, Inc, Project #2014-7, Posten Avenue, Census Tract 101.00

Monongalia County Habitat for Humanity, Inc, Project #2011-6, Jerome Park Sub-Division Design located in Jerome Park Census Tract 107.00

ADA Sidewalk Compliance #2014-10, Walnut Street, Census Tract 101.00

### **Geographic Distribution**

| <b>Target Area</b>                         | <b>Percentage of Funds</b> |
|--|----------------------------|
| ANTI-POVERTY STRATEGY                      | 46                         |
| NON-HOUSING COMMUNITY DEVELOPMENT STRATEGY | 17                         |
| Downtown                                   | 37                         |

**Table 57 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

### **Discussion**

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The number of new housing units required for households earning between 0% and 40% AMHI is 311, approximately 62 units per year. Some 67 units affordable to households earning between 41% and 60% AMHI will be needed, which equals 13.4 units per year. Additionally, 6.4 units are needed to meet the annual demand for renters earning between 61% and 100% AMHI. This equates to 32 units over the five-year period.

Over the next five years when excluding the student population, there will be a surplus of 163 housing units affordable to households earning between 0% and 40% AMHI. Some 47 units affordable to households earning between 41% and 60% AMHI will be needed over the next five years, which equals just under 10 per year. Additionally, 6.4 units are needed to meet the annual demand for renters earning between 61% and 100% AMHI. This equates to 32 units over the five-year period.

| One Year Goals for the Number of Households to be Supported |   |
|---|---|
| Homeless  | 0 |
| Non-Homeless  | 9 |
| Special-Needs   | 0 |
| Total   | 9 |

**Table 58 - One Year Goals for Affordable Housing by Support Requirement**

| One Year Goals for the Number of Households Supported Through |   |
|---|---|
| Rental Assistance   | 0 |
| The Production of New Units                                   | 0 |
| Rehab of Existing Units                                       | 9 |
| Acquisition of Existing Units                                 | 0 |
| Total   | 9 |

**Table 59 - One Year Goals for Affordable Housing by Support Type**  
**Discussion**

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Not Applicable Morgantown has no Public Housing

### **Actions planned during the next year to address the needs to public housing**

**Actions to encourage public housing residents to become more involved in management and participate in homeownership**

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

### **Discussion**

Even though Morgantown has no public housing the Connecting Link and the Coordinating Council on Homelessness are working to rapidly rehouse the homeless. Identifying landlords and units available is the first major task. The Community Housing Action Project (CHAPS) is also working to identify housing and potential housing projects to assist with the availability of affordable housing,

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Morgantown has worked closely with the homeless service providers within the city to identify and resolve issues of homelessness within the community. The Community development Office has taken an active role in establishing the "Point-in-Time" count annually and securing funding for shelters and services. Currently the Community Development Office Administrator serves as President of the BOD for the West Virginia Coalition to End Homelessness. The focus of the statewide effort is to get all providers statewide on the HMIS system and establish a data warehouse.

Homelessness is one of the most pressing issues facing modern developed societies everywhere. In order to deal with this issue, the very concept of homelessness needs to be addressed and understood. In fact, there are an increasing number of attempts, both public and private, to address temporary housing as well as a permanent shift from homelessness into self-reliability. Homelessness has always been a national issue, and recent studies indicate that the problem could be more prevalent than we ever thought. Combating and addressing homelessness is more important now than ever before. Homelessness is a community issue and can best be addressed with broad community involvement.

Homelessness is the evidence of a larger systematic social problem. It is convenient to call them homeless and stereotype the situation with generalizations about their plight. It is easier to believe drugs, alcohol or laziness are the underlying factors contributing to their homelessness. This way we can walk past them or ignore them with a feeling of justification. However, those problems are not unique just to the homeless. This Legislative session, for the first time, will give serious consideration to drug abuse statewide.

Chronic homelessness numerous times has drugs or alcohol as the underlying factors as one of the conditions of homelessness but many problems contribute to homelessness. Economics, low paying jobs, unemployment, transportation, social and mental disorders all contribute to individuals and families becoming homeless. The Bartlett House Homeless Shelter reported recently the numbers of families with children being homeless, is on the rise. This is an indicator the economy is having a larger role in homelessness.

Lack of affordable housing is the leading problem statewide in preventing getting the homeless from the streets. In a few large cities they found an investment in housing for the homeless has provided a 25% savings in the amount of funding needed to maintain the homeless on the street. Even the chronic homeless displayed an improvement in alcohol and substance abuse in the housing projects in these communities. As in these cities local government generally takes the lead in addressing the needs, but the problem belongs to the community and needs to be dealt with by the community.

The numerous service providers in Monongalia County and the increase in the number of persons experiencing homelessness in Monongalia County highlight the need. These 40 agencies are committed to the same goal: coming together to more effectively coordinate services to end and prevent

homelessness in Monongalia County. Between 2009 and 2012, 1,773 unduplicated individuals received homeless services in Monongalia County. We know this number is incomplete because not all service agencies have begun using the Homeless Management Information System (HMIS) that tracks homeless services for providers across the State, including four of our major agencies - Health Right, Christian Help, Salvation Army, and Connecting Link.

**Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Community Development Office for the City of Morgantown participates and assists in these efforts. The Coordinating Council on Homelessness whose sole purpose is to coordinate the community-wide efforts, develop a common agenda, assist in creating data sharing and measurement standards, facilitate continuous, open communication, and keep all agencies aligned with the common agenda.

The Connecting Link in establishing the single point of entry to the system on Morgantown. Expanding the view of homelessness to a community issue is an important step in resolving some of the most pressing needs of homelessness in Morgantown.

The Homeless Management Information System (HMIS) is a web-based software application that homeless assistance providers use to coordinate care, manage their operations, and better serve those at risk of or experiencing homelessness. Federal regulations now require all agencies offering homeless services to use HMIS, even if they are not receiving federal funds. This shared information system is the only way to ensure that the efforts of all agencies are coordinated. It is also necessary in order to have complete data by which to measure the outcomes of our efforts. Such measurements are a requirement for the community to assess its progress and to continue to receive federal funds.

Preventing homelessness is both more humane and less expensive than assisting persons once they are homeless. It is our responsibility as a community to assist individuals in regaining suitable housing, independence, and full control over their own problem solving as quickly as possible. Providing the minimal assistance necessary for the shortest length of time possible, and treating each client with respect while empowering, helps build independence and self-sufficiency for the long term. The earlier intervention begins and assistance is provided in a housing crisis, the greater the success for the individuals and families and the lower the cost to the community. The longer assistance has to be provided, the lower the success rate of the homelessness program.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

While there is always a need for emergency services for those experiencing homelessness (food, shelter, clothing, etc.), the first priority, and the main focus is reducing the number of persons experiencing



homelessness, through

- 1) prevention services that reduce the number of persons who become homeless, and
- 2) re-housing services that reduce the length of time that persons are homeless and increase the number of persons regaining housing.

Or more simply put, reduce the number of people entering the system of homeless services and increase the number of people exiting the system.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Work to tie special needs services to affordable housing development and/or job creation for special needs populations, particularly individuals with substance abuse problems, individuals with severe, persistent mental illnesses, and homeless families. Prioritize activities that help individuals move toward housing.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

The City collaborates with social service agencies that assist persons living at or below the poverty level. The City supports community enhancement programs through its

Community Development Block Grant program in order to improve the living environments of low to moderate-income persons, specifically improving the lives of low- to moderate-income youth in order to break the cycle of poverty. Many of these programs are designed to assist low- to moderate-income individuals and families by assisting with the needs of low- and moderate-income households.

## **Discussion**

The immediate impact of homelessness is, of course, on those who find themselves without a place to live. However, this problem also affects the quality of life for all in our community. The costs of homelessness are not just borne by those who directly experience homelessness. Everyone pays at least

some of the personal, health, social, economic and governmental costs of homelessness because of the demand upon, and cost of, police, health, and other public services. Homelessness has an impact on the local economy. Those experiencing homelessness are not contributing personally or financially as much as they could if housed and employed. Some residents of the community have the perception that some on the street are dangerous and therefore they prefer not to frequent downtown merchants. Homelessness costs all of us. Therefore, everyone in our community has a stake in addressing this problem, and all will be served by reducing the number of persons in our community who are homeless.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

The barriers to affordable housing that exist in Greater Morgantown are not uncommon in small to medium-sized communities. Challenges are rarely created by an unwillingness to engage in affordable housing development by either the public or the private sector, but the lack of resources required for successful developments to occur. This resource deficiency tends to manifest itself around three categories: production capacity issues, financial challenges or cost impediments to the individual(s) in the household.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

### Potential Strategies to Eliminate Affordability Barriers

Most of the common barriers that impede the development of affordable housing do not exist today as an attempt to deliberately exclude a specific class of people. They are often unintended consequences that result from market forces or broad public policy decisions. There are many ways that the various municipalities could support additional affordable housing, as the three categories below describe.

### Production Solutions

Local government can assist with removing encumbrances and streamlining the regulatory process in order to proliferate affordable housing. Suggested actions include: land donation, land banking, land trusts, building development capacity, inclusionary zoning, expediting permitting and revising impact fees.

### Financial Solutions

Over the years, a variety of tools have been created that are considered to be mutually beneficial to individuals, municipalities and lenders. This interaction can break down very quickly in the affordable housing marketplace; if no one is occupying housing, the municipalities are not realizing their goals and the financial services industry becomes weaker since it is not engaging consumers in its product line. Each scenario is different, but one, or several, of the tools listed below may need to be applied to help an affordable housing project come to fruition, including loans, grants, bond financing, tax incentives and utilization of non-profits/foundations.

### Cost to the Individual Solutions

Even when great care has been taken to ensure that housing is made affordable, and some of the production and financial tools described previously have been applied, housing costs may still not be affordable to prospective occupants. Methodologies such as down payment assistance, closing costs, rental assistance, lease/purchase homes and addressing the affordability gap are designed to benefit the resident directly.

**Discussion:**

The City of Morgantown has directly assisted the community with affordable housing by providing \$1,300,000 in CDBG funding over the past 10 years to assist low income homeowners and landlords that rent to low income individuals and families maintain and improve their houses. The CDBG Grant has provided needed funding for acquisition of property and infrastructure work to Monongalia County Habitat for Humanity. Through the CDBG funding the Connecting Link has been able to increase their assistance of low income families in need of financial and budgeting services.

The Community Development Office continues to work with these organizations and looks for additional opportunities such as the Community Action Housing Project to provide affordable housing in the community.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

As the entity in charge of carrying out the City of Morgantown's Community Development Block Grant (CDBG) program, the Community Development Office will do the following:

- Enhance communication between government officials and service providers.
- Work with local housing agencies, non-profit organizations, faith communities, and other City departments to coordinate the identification, documentation and mitigation of community needs.

This collaboration will result in a more effective delivery of services.

As part of the contracts the City forms with various agencies implementing programs with CDBG funds, the Community Development Office provides technical guidance and direction to put into operation a strong institutional structure for the agencies. Communication will enhance coordination between agencies so that the community's housing and social services providers can better identify and meet the community's priority needs as well as correct problems of access, barriers, and public safety concerns.

The Community Development Office will continue to look for gaps in institutional structure as CDBG funded programs expand so that communication between private and public organizations will continue in order to provide a well-rounded community-based program.

This collaboration will result in a more effective delivery of services.

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To confirm that interested sub-recipients understand what is required of CDBG-funded projects, the City will hold its annual Application Workshop to educate potential sub-recipients of the City's expectations. This Workshop will include how sub-recipients must meet the City's goals and objectives as given in the Consolidated Plan. The meeting will also explain specific program requirements such as contracts, performance and financial reports, and other monitoring actions.

## **Actions planned to address obstacles to meeting underserved needs**

Morgantown continues to assist social service agencies with education, job skills training and after school programs for working parents. Programs with a direct impact to their client receive special attention as well as programs meeting the goals in the Consolidated Plan. Additionally, the City will work with the Morgantown Housing Authority to assist families with modifications or adaptations necessary to keep their homes livable as needs changes through the Barrier Free Program.

Each sub-recipient is required to attend a contract explanation meeting, where the contract requirements are reviewed. The contract discussions will include: timeliness; prevailing wage; Fair Housing; non-discrimination; drug-free workplace; anti-lobbying restrictions; minority business promotion; record keeping; retention; and audits. The City additionally requires recipients of CDBG funds to provide a project timeline with benchmarks for completion, which is incorporated into the sub-recipient contract.

Program monitoring will certify that the sub-recipient's performance is adequate and in compliance with Federal and local regulations (building code and license requirements), as determined by the sub-recipient's contract agreement and proposed scope of service.

Components of project monitoring will include: compliance with eligible activities and National Objectives; compliance with Consolidated Plan goals and objectives; understanding of and compliance with HUD program rules and administrative requirements; progress towards project proposed production goals; needs for technical assistance; and evidence of innovative or outstanding performance.

## **Actions planned to foster and maintain affordable housing**

The barriers to affordable housing that exist in Greater Morgantown are not uncommon in small to medium-sized communities. Challenges are rarely created by an unwillingness to engage in affordable housing development by either the public or the private sector, but the lack of resources required for successful developments to occur. This resource deficiency tends to manifest itself around three categories: production capacity issues, financial challenges or cost impediments to the individual(s) in the household.

Morgantown additionally faces a number of neighborhoods that are dominated by older houses in need of repair, upkeep, and rehabilitation. These property owners do not have the financial capability to maintain their homes and often face situations that threaten health and safety, especially in the rental housing market. This leaves many low-income families facing poor housing choices. Rehabilitating these houses will open the housing market to Section 8 Voucher recipients and other low-income families. Through the CDBG Housing Rehabilitation Program.

Federal law requires lead based paint intervention on federally funded housing programs over \$5,000. Morgantown Housing Authority will do lead based paint assessments, testing and clearance for projects as needed.

### **Actions planned to reduce lead-based paint hazards**

The City of Morgantown realizes that a large number of rental units within city limits were built before 1960 and therefore are at risk for containing lead paint. Code Enforcement's inspection program reduces the risk of lead poisoning from lead paint by testing each unit during the building permit inspection. The City of Morgantown is committed to maintaining the inspection of rental units and testing for lead-based paint.

The Morgantown Housing Authority supports the City of Morgantown in its endeavors to reduce lead poisoning and increase the number of safe units for people of low- and moderate-income by assessing, testing, and clearing properties under their purview of lead-based paint as required with Federal Programs through the CDBG Housing Rehabilitation Program.

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**Actions planned to reduce the number of poverty-level families**

**Actions planned to develop institutional structure**

**Actions planned to enhance coordination between public and private housing and social service agencies**

**Discussion:**



## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

|  |          |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed  | 0        |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0        |
| 3. The amount of surplus funds from urban renewal settlements  | 0        |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan   | 0        |
| 5. The amount of income from float-funded activities   | 0        |
| <b>Total Program Income:</b>   | <b>0</b> |

#### Other CDBG Requirements

|   |         |
|---|---------|
| 1. The amount of urgent need activities   | 0       |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 100.00% |

**Discussion:**



## **Appendix - Alternate/Local Data Sources**